LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 15, 2006 PLANNING COMMISSION MEETING

PROJECT #: Special Permit #06001 - Grand Terrace

PROPOSAL: A community unit plan for up to 485 dwelling units.

LOCATION: South 84th Street and Highway 2.

WAIVER REQUESTS:

1. Allow sanitary sewer to flow opposite street grades.
2. Allow double frontage lots.
3. Allow block length in excess of 1,320'.
4. Not require pedestrian easement in a block in excess of 1,000' in length.
5. Allow townhouses and apartments as permitted uses in the R-3.
6. Allow lots less than required width and area.
7. Allow a permanent dead-end street with a hammerhead turn-around.

LAND AREA: Approximately 70 acres.

CONCLUSION: The waiver to allow double frontage lots is the result of a lot configuration for the townhouse area that provides one access point serving more than 40 units, but that can entirely be avoided by a minor redesign of the site plan. The other waivers are appropriate, and subject to the conditions of approval, this request complies with the requirements of the Zoning Ordinance and the Comprehensive Plan.

RECOMMENDATION:

SP#06001			Conditional Approval
Waivers:	1.	Allow sanitary sewer to flow opposite street grades.	Approval
	2.	Allow double frontage lots.	Denial
	3.	Allow block length in excess of 1,320'.	Approval
	4.	Not require pedestrian easement in a block in excess of 1,000' in length.	Approval
	5.	Allow townhouses and apartments as permitted uses in the R-3.	Not required
	6.	Allow lots less than req'd width and area	Approval
	7.	Allow a permanent dead-end street with a hammerhead turn-around.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 59 I.T. in the NE 1/4 of Section 22, T9N, R7E of the 6th P.M., Lancaster County, Nebraska, more particularly described in the attached legal description.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Open space, the land is not developed nor farmed.

SURROUNDING LAND USE AND ZONING:

North:	Acreage Residential, Office (north of Hwy 2)	AGR, O-3
South:	Acreage Residential	AGR
East:	Commercial (under development)	B-5
West:	Acreage Residential	AGR

ASSOCIATED APPLICATIONS:

AN#06001 - A request to annex approximately 70 acres of land, subject to the owner entering into an annexation agreement with the City of Lincoln.
CZ#06001 - A request to change the zoning from AG to R-3.

HISTORY:

CPA#04011 - A Comprehensive Plan Amendment approved in June, 2004 to change the land use designation in the Comprehensive Plan on the site of this proposed development from Low Density Residential to Urban Density Residential

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F17 - Overall Form - Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.

Page F18 - Residential Neighborhoods - A range of parks and open space, from tot-lots to ballfields, should be distributed within neighborhoods and be within walking distance of the residents."

Page F23 - This site is designated as urban residential land use in the Land Use Plan.

Page F27 - Urban Growth Tiers - This site is in Tier 1, Priority Area A of the City's Future Service Limit.

Page F28 - The Comprehensive Plan includes three tiers of growth for the City of Lincoln. Tier I reflects the "Future Service Limit," where urban services and inclusion in the city limits are anticipated by 2025. Infrastructure planning, especially for water and sanitary sewer facilities, can reach beyond the 25 year time

horizon to 50 years and further. Tier I defines the City of Lincoln's near term growth area – generally a 40 square mile area which could reasonably expect urban services within the next twenty five year period. Land within this area should remain generally in the present use in order to permit future urbanization by the City.

Page F57 - The Greenprint Challenge - Seek early identification of areas to be preserved – While planning for future growth is integral to this Comprehensive Plan, it is equally important that environmental resource features be accorded similar attention. The community should invest planning resources into the early identification of those areas most valued as part of the Greenprint Challenge. This principle supports the notion of "getting ahead of the game" by knowing what resources are most valued, where they are located, and what actions should be made within the broader planning process to secure their future for the community.

- Make "green space" an integral part of all environments – "Green space" can come in a wide variety of forms. The policies of the Comprehensive Plan should strive to incorporate such uses in the full range of urban and rural landscapes.

Page F67 - Guiding Principles for New Neighborhoods
- Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;
- Similar housing types face each other: single family faces single family, change to different use at rear of lot;
- Parks and open space within walking distance of all residences;
- Multi-family and elderly housing nearest to commercial area;
- Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;
- Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites).

Page F156 - Subarea Planning - By reference the Southeast Lincoln/Highway 2 Subarea Plan is included in the Comprehensive Plan.

Southeast Lincoln/Highway 2 Subarea Plan:

Page 8 - Designates urban residential land use for this site.

Page 11 - On the southwest corner of 84th and Highway 2, property owned by St. Elizabeth's has been designated as urban residential on the eastern portion. The western portion is designated as low density residential, which could be appropriate for development at a density of two dwelling units per acre if the adjacent road network were paved and urban utilities in place.

UTILITIES: Sewer/Water - Sanitary sewer and water service exist north across Highway 2 in the Pine Lake Plaza office complex now under construction. The plan shows both utilities being extended under Highway 2 and across property beyond the limit of this development to serve it. A water main also exists in South 84th Street.

TOPOGRAPHY: The slope across the site is generally falling north towards Highway 2, with the highest area being at the southwest corner. The area at the southwest corner is in another drainage basin and cannot be connected to the sanitary sewer serving the rest of the development. There is an existing pond on the site as well as delineated wetlands.

TRAFFIC ANALYSIS: The site is surrounded on three sides by residential acreage development with gravel roads. To the east, the site abuts South 84th Street which has recently been improved as a four-lane arterial street. At the northeast corner, the site abuts Highway 2. This development shows four street connections with the adjacent neighborhoods, and also shows a connection to South 84th Street. South 84th Street is divided by a median at this location, and this development will only be provided with right-in, right-out access to South 84th Street. Internally, the development is served by public streets except the townhouse/multiple-family area which is served by private roadways.

PUBLIC SERVICE: The site will be served by City of Lincoln Fire and Police Departments. The nearest fire stations are at South 84th and South Streets, and at South 48th Street and Claire Avenue.

REGIONAL ISSUES: The site is surrounded by acreage development served by gravel roads. If annexed, this development makes several street connections to the adjacent neighborhoods, and raises the question of whether some or all of the gravel roads in the area should be improved to provide paved access to the development.

In the Fall of 2005, the acreage owners surrounding this site requested and the County Board approved a road improvement district for the purpose of creating an assessment district to potentially pave the gravel streets with asphalt to meet County standards. If the surrounding roads are paved after annexation then the streets must be improved to city standards with concrete paving, curb and gutter. If the streets are asphalt upon annexation, the existing asphalt paving surface would be allowed to remain. The cost to individual property owners in an assessment district is less if the streets are paved with asphalt versus concrete.

ENVIRONMENTAL CONCERNS: Preserving existing wetlands is a concern. The development generally protects the existing wetlands, and the two areas being disturbed will be mitigated on site.

ANALYSIS:

1. CPA#04011 was approved in 2005 designating this site for urban residential land uses. The proposed community unit plan (CUP) complies with that designation.

2. The maximum density allowed by the Design Standards of 485 units is being requested. The site plan shows a layout that accommodates 267 units (183 single-family units and 84 townhouse units). The applicant is seeking to have the maximum number of units approved as part of the CUP to retain the flexibility to develop the townhouse area as apartments.

3. Staff has noted that certain portions of the surrounding gravel streets must be improved to provide adequate paved access to the development. The paving is

proposed to be phased with the development of the site. The attached phasing plan (Sheet 8 of 8) appears to show the following street improvements: Amber Hill Road and South 80th Street to South 84th Street improved, and Renatta Drive extended to connect to South 84th Street all to serve Phase 1; Portsche Lane and South 75th Street to Pine Lake Road improved to serve Phase 2; South 78th Street and that portion of Amber Hill Road between South 78th and South 80th Streets improved to serve Phase 4; and, that portion of Boone Trail adjacent to the site improved with Phase 6. The specific improvements are not explicitly stated with the phasing plan, but should be clearly described to the satisfaction of City staff. These off-site improvements will also likely be detailed and included in the annexation agreement required as a condition of approval of AN#06001.

4. The standard to which any surrounding roads must be improved as part of this development has been an issue of concern for staff, the developer, and other property owners in the area. The City standard for streets requires they be paved with concrete, and include curb and gutter and sidewalks. Streets beyond the boundary of this development are not required to meet City standards because they are not annexed, and are not proposed for annexation with this request. However, paved access to the development is required, and the single connection to South 84th Street for a development of this size does not satisfy this requirement. Connections to existing streets in the area are shown on the plan and provide access back to South 70th Street and Pine Lake Road. The traffic generated by this development will impact the gravel roads in this area. Whether all or portions of Amber Hill Road, Portsche Lane, and South 75th Street must be paved with asphalt or concrete must be addressed, and may result in cost sharing arrangements between this developer an other property owners in the area. If those portions of surrounding streets to improved are paved with concrete, one cost share arrangement may be for surrounding property owners to pay for the equivalent of an asphalt surface, and for the developer to pay for the difference between asphalt and concrete. Other cost share possibilities exist, and will depend upon the extent surrounding streets are required to be improved as part of this development.

5. Two potential street connections north are shown (shown as options 1 and 2). At the time of any final plat in Phase 2, either the right-of-way must be dedicated to allow option #2, or the connection to Portsche Lane shown as option 1 must be made.

6. A 5'-wide strip of land in an outlot is shown between Renatta Drive and the boundary of the development. The outlot prevents the adjacent property to the south from making a street connection to Renatta Drive, and from fronting lots onto it. The applicant states there is no way to recoup any portion of the cost of building Renatta Drive if it abuts the land to the south. Note #16 provides for a road dedication easement to the City of Lincoln to accommodate a street connection through the outlot with the owner being reimbursed a stated sum of money. It is unclear what

that sum is or how it is determined, and it is recommended that stipulation be deleted from the note to ensure it is not implied that the City will enforce the payment. The note states that either the owner of the parcel to the south or the City will be obligated to reimburse the owner of Outlot C all costs incurred in the dedication of a road connection. Staff does not support such an obligation for the City, but would agree to use best efforts to require the property owner to the south to contribute a reasonable sum to this developer if it is shown he is benefitted.

7. Creating such an outlot for the purpose of denying access to a street would be strongly opposed by the City. However, there are circumstances here that warrant an exception. This development should provide its own access to existing paved streets, but South 84th Street is the only abutting paved street. For safety reasons, the first intersection to South 84th Street should be located as far from the Highway 2 intersection as possible. This location does not allow a row of buildable lots south of Renatta Drive. The applicant points out that it is not fair that he pay the total cost of the street and that the abutting property owner at no cost could front lots onto the street. Because of these unusual circumstances the outlot is acceptable provided public streets will be allowed across the outlot as dedicated public streets.

8. Sewer and water are not adjacent to the site and must be extended from the north across Highway 2 to serve the development. Both utilities are shown crossing land owned by others not involved in this development, and a utility easement must be granted. Public Works notes that the application states the City will use the power of condemnation to acquire the easement. However, condemnation is a decision of City Council not staff, and Public Works only supports condemnation if there is no other satisfactory alignment. The design of the sewer system has it flowing opposite the street grades in places, and a waiver to Design Standards is required. Public Works supports the waiver.

9. Lots 16-20, Block 2 are in a different drainage basin and cannot be connected to the sewer serving the remainder of the development. They must be served by the Beal's Slough trunk sewer, and there are currently no funds in the Capital Improvement Program to extend that line to a point where it can serve these lots. Until sewer is available they cannot be final platted into buildable lots

10. Waivers to allow double frontage lots, lots less than required width and area, and a permanent dead-end street with a hammerhead turnaround all relate to the townhouse/apartment area. Lincoln Municipal Code (LMC) 26.23.080 allows a maximum of 40 units on a permanent dead-end street. The limitation is part of the code over concern for public safety in an attempt to limit the number of residents in an area that may become trapped or difficult for emergency responders to reach if the only access point is blocked. Staff recommends that South 83rd Street be extended south to Renatta Drive to provide a second access. This eliminates any concern over the number units in this area, and likely eliminates the need for double-

frontage lots. Reconfigured in such a way, staff supports the waivers to lot width and area, and to allow a hammerhead turn-around at the end of South 83rd Street. A specific waiver to allow townhouses and apartments in the R-3 is not required as they are allowed as part of an approved CUP.

11. Waivers to block length and a pedestrian easement in a block over 1,000' in length relate to Block 7. The street and lot layout separating the townhouse area from the rest of the development seeks to avoid crossing the delineated wetland between them. Given the topography, the wetlands, and that there is a street connection in the development the waivers are appropriate.

12. The Parks and Recreation Department notes that a parkland dedication is required as part of this development. It is recommended that it be sited in the vicinity of Lots 12-17, Block 7.

13. 911 Communications notes that Carmelle Drive, Tuscany Drive, and Sonoma Drive are phonetically similar to existing street names and recommends they be changed.

14. Other minor revisions to the plans are required and are noted in the conditions of approval.

CONDITIONS OF APPROVAL:

Site Specific:

1. This approval permits up to 485 dwelling units with waivers to allow sanitary sewer to flow opposite street grades, block length in excess of 1,320' and no pedestrian easement in a block in excess of 1,000' in length both in Block 7, lots less than required width and area, and a permanent dead-end street with a hammerhead turn-around.
   Final plat(s) is/are approved by the City.

   If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

   Pursuant to the proposed annexation agreement: (1) impact fees will be collected from development based on the number of lots and the type of development in the final plat; and (2) due to a court challenge to the collection of impact fees, the City is requiring security to guarantee the necessary contribution to cover part of the cost

of providing infrastructure (such as water, sanitary sewer, arterial streets, parks and trails) necessitated by development of the lots within this development. If the impact fees are upheld, the security will be returned. However, if for whatever reason the impact fees are not collected, the developer will pay this pre-determined amount or the City will use the security to pay for part of the cost of these improvements needed to serve the development.

Permittee agrees:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

To complete the paving of private roadway shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of the streets and the west side of South 84th Street as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the installation of public street lights within this plat within two (2) years following the approval of the final plat.

to complete the installation of private street lights within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along both sides of all streets within this within four (4) years following the approval of the final plat.

to complete the planting of street trees along South 84th Street within two (2) years following the approval of the final plat.

to complete the planting of the landscape screen along South 84th Street within two

(2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Community Unit Plan.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuos basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access to South 84th Street and Highway 2 except at Renatta Drive.

to inform potential buyers and tenants the property or building is located within a projected hazard area to a natural gas pipeline.

General:

2. Before receiving final plat approval:

2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1.1 Five copies of a revised site plan showing the following revisions:

2.1.1.1 Revise the phasing plan to include the specific off-site street improvements associated with each phase to the satisfaction of Public Works. Also include a statement that the water main across Highway 2 must be built at the time of any final plat in Phases 4 and 5.

2.1.1.2 Modify Site Specific Note #16 to delete the reference to the City being obligated to reimburse the owner of Outlot C, and by deleting "The payment to the Outlot C owner shall not be less than $ ____ or more than $ ____."

2.1.1.3 Modify Site Specific Note #9 by deleting "except where shown."

2.1.1.4 Modify General Site Note #15 to read as ".....along all public streets and private roadways....."

2.1.1.5 Delete waivers #2, 5 and 6 from Sheet 1 of 8.

2.1.1.6 Show parkland dedication to the satisfaction of the Parks and Recreation Department.

2.1.1.7 Show South 83rd Street extended to connect with Renatta Drive.

2.1.1.8 Show continuous sidewalks in the townhouse area including around the parking areas.

2.1.1.9 Show a “typical detail” for the townhouse lots which includes a dimension of 22' from the back of the sidewalk to the garage of the dwelling unit.

2.1.1.10 Substitute Scotch Pine with a plant from the City’s approved plant list.

2.1.1.11 Change the names of Carmelle Drive, Tuscany Drive, and Sonoma Drive to the satisfaction of 911 Communications.

2.1.1.12 Show the 12" high-pressure gas line, and identify it on the plans with a bold-type font.

2.1.1.13 Indicate the paving width of all streets.

2.1.1.14 Show a 200'-long right-turn lane in South 84th Street at Renatta Drive.

2.1.1.15 Show the design along the extent of Renatta Drive including alignment and grading to the satisfaction of Public Works and Utilities.

2.1.1.16 Show the required public street paving and grading for Lots 16-20, Block 2.

2.1.1.17 Show easements per L.E.S. review.

2.1.1.18 The landscape screen and street trees shall be planted on private property along Highway 2 unless written approval is granted by the Nebraska Department of Roads.

2.1.1.19 The landscape screen along South 84th Street shall be on private property.

2.1.1.20 Revise Site Specific Note #13 as follows “The site layout of the of the townhouse/multiple-family area must

be approved by administrative amendment prior to final plat."

2.1.1.21 Show required recreation facilities to the satisfaction of the Parks and Recreation Department.

2.1.2 Revise the grading and drainage and utilities plans and other corrections to the satisfaction of Public Works and Utilities.

2.1.5 Five copies of the revised final plan as approved.

2.2 City Council approves associated requests AN#06001 and CZ#06001.

2.3 The construction plans comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:

3.1 Before occupying any dwellings all development and construction is to comply with the approved plans.

3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.

3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

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Planner
February 28, 2006

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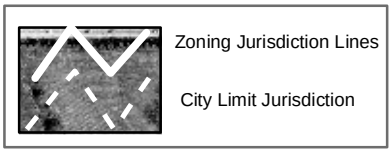
Annexation #06001, Change of Zone #06001 & Special Permit #06001 Grand Terrace S. 84th & Highway 2

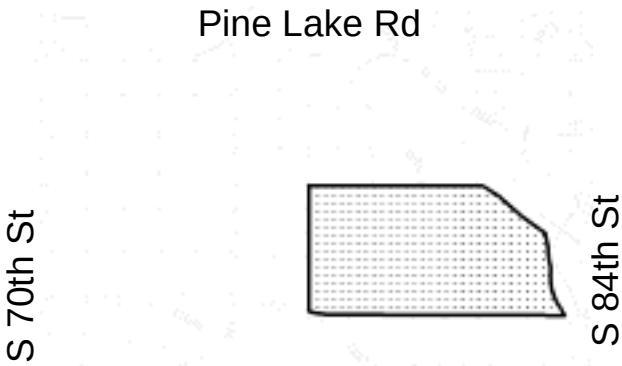
2005 aerial

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 22 T9N R7E





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GENERAL SITE NOTES

1. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES
3. EASEMENTS AS SHOWN SHALL BE GRANTED FOR PUBLIC USE AND FOR SIDEWALKS. ALL SIDEWALKS ADJACENT TO STREETS ARE TO BE IN PUBLIC R.O.W. EXCEPT AS NOTED ALL OTHER WALKS ARE TO BE IN PEDESTRIAN EASEMENTS. PEDESTRIAN EASEMENTS TO BE 5 FEET WIDE IN PEDESTRIAN AREAS AND BIKE PATH EASEMENTS ARE TO BE 20 FEET WIDE. ALL SIDEWALKS ARE TO BE 4 FEET WIDE AND BIKE PATHS ARE TO BE 8 TO 12 FEET WIDE.
4. PEDESTRIAN TRAIL LOCATIONS SHOWN ARE APPROXIMATE. EXACT LOCATIONS WILL BE DETERMINED DURING FINAL PLATTING. ALL PEDESTRIAN TRAILS LOCATED OUTSIDE OF STREET R.O.W. SHALL BE GRADED WITH A 15 FOOT WIDE PLATFORM AND LOCATED WITHIN A 20 FOOT EASEMENT TO BE GRANTED AFTER FINAL ALIGNMENT IS DETERMINED
5. SANITARY SEWER AND WATER LINES TO BE 8 INCH PIPE AND 6 INCH PVC PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
6. ALL SANITARY SEWER AND WATER MAINS TO BE PUBLIC.
7. ALL PAVING BACK TO BE 20 FEET UNLESS OTHERWISE NOTED
8. ALL INTERSECTION ANGLES SHALL BE 90 DEGREES UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM
10. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE AND DESIGN STANDARDS FOR SUBDIVISIONS REGARDING LAND PREPARATION.
11. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
12. WITH EXCEPTION OF INSTALLATION, REPAIR AND DEVELOPMENT OF ROAD IMPROVEMENTS, STORM WATER AND DRAINAGE IMPROVEMENTS, UTILITIES, PEDESTRIAN SIDEWALKS, AND TRAILS APPROVED WITH A PLAT OR COMMUNITY UNIT PLAN, ALL WETLANDS ON THE SITE NOT SHOWN TO BE MITIGATED ARE TO BE PRESERVED SUBJECT TO ANY WETLANDS IMPROVEMENT OR WETLANDS EXPANSION. THE WETLANDS, NATURAL DRAINAGE WAYS, AND FLOOD CORRIDOR SHOWN ON THE GRADING AND DRAINAGE PLAN SHALL BE PROTECTED AND PRESERVED AND FUTURE MAINTENANCE AND STORM WATER/DRAINAGE IMPROVEMENTS CARRIED OUT WITH MINIMUM IMPACT.
13. THE WETLANDS, NATURAL DRAINAGE WAYS AND FLOOD CORRIDOR SHOWN ON THE GRADING AND DRAINAGE PLAN SHALL BE PROTECTED AND PRESERVED SUBJECT TO GENERAL NOTE 12 AND FUTURE MAINTENANCE AND STORM WATER/DRAINAGE IMPROVEMENTS CARRIED OUT WITH MINIMUM IMPACT
14. FINAL DESIGN FOR GRADING OF THE OPEN DITCHES AND DETENTION FACILITIES SHALL CONFORM TO THE CITY OF LINCOLN DESIGN STANDARDS REQUIRING PROVISIONS TO LIMIT DEGRADATION OF THE CHANNEL AND TO MAINTAIN A STABLE SLOPE BASED ON URBANIZED RUNOFF FROM THE WATERSHED
15. ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S REGULATIONS.
16. ANY CONSTRUCTION CHANGES OR GRADE CHANGES IN L.E.S. TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO L.E.S. APPROVAL AND MUST BE IN ACCORDANCE WITH L.E.S. DESIGN AND SAFETY STANDARDS.
17. ANY RELOCATION OF EXISTING L.E.S. FACILITIES WILL BE AT THE DEVELOPERS EXPENSE.
18. EVES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS ETC. MAY ENCROACH OVER THE SETBACK LINES. ENCROACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODES.

SITE SPECIFIC NOTES

1. THE EXISTING ZONING IS AG. THE PROPOSED ZONING IS R-3
2. TOTAL USAGE TABLE
   a. SINGLE FAMILY LOTS - 183
   b. TOWNHOUSE - 84
   c. OUTLOTS - 6
   d. TOTAL BLOCKS - 13
   e. TOTAL LOTS - 273
   f. TOTAL UNITS - 267
3. OUTLOTS AND USE
   a. OUTLOT "A" - DETENTION / WETLANDS / OPEN SPACE / BLANKET UTILITY EASEMENT
   b. OUTLOT "B" - WETLANDS / OPEN SPACE / BLANKET UTILITY EASEMENT
   c. OUTLOT "C" - OPEN SPACE / FUTURE DEVELOPMENT
   d. OUTLOT "D" - OPEN SPACE
   e. OUTLOT "E" - OPEN SPACE / DETENTION
   f. OUTLOT "F" - POCKET PARK
4. LOTS AND USE TABLE
   a. LOTS 1 - 7, BLK 1 - SINGLE FAMILY
   b. LOTS 1 - 20, BLK 2 - SINGLE FAMILY
   c. LOTS 1 - 23, BLK 3 - SINGLE FAMILY
   d. LOTS 1 - 28, BLK 4 - SINGLE FAMILY
   e. LOTS 1 - 30, BLK 5 - SINGLE FAMILY
   f. LOTS 1 - 12, BLK 6 - SINGLE FAMILY
   g. LOTS 1 - 19, BLK 7 - SINGLE FAMILY
   h. LOTS 20 - 74, BLK 7 - TOWNHOUSE
   i. LOTS 1 - 23, BLK 8 - SINGLE FAMILY
   j. LOTS 1 - 11, BLK 9 - SINGLE FAMILY
   k. LOTS 1 - 3, BLK 10 - SINGLE FAMILY
   l. LOTS 1 - 9, BLK 11 - SINGLE FAMILY
   m. LOTS 1 - 17, BLK 12 - TOWNHOUSE
   n. LOTS 1 - 12, BLK 13 - TOWNHOUSE
5. C.U.P. DENSITY CALCULATIONS

ZONE	TOTAL ACRES	MULTIPLACE	NUMBER OF UNITS
R-3	69.70	6.96	485
TOTAL ALLOWED UNITS			485
TOTAL APPROVED UNITS			485
TOTAL UNITS USED			267
TOTAL UNASSIGNED UNITS			218

6. ALL LOTS ABUTTING THE OPEN CHANNEL IN OUTLOT 'A' SHALL HAVE A MINIMUM OPENING ELEVATION OF 1 FOOT ABOVE THE 100 YEAR FLOOD ELEVATION. AS SHOWN ON THE GRADING AND DRAINAGE PLAN SHEET
7. BLANKET UTILITY EASEMENTS ARE GRANTED ON OUTLOTS A, B, C, D, E, AND F.
8. DIRECT VEHICULAR ACCESS TO S. 84TH STREET IS RELINQUISHED EXCEPT WHERE SHOWN.
9. DIRECT VEHICULAR ACCESS TO HWY 2 IS RELINQUISHED EXCEPT WHERE SHOWN
10. LOTS 1-12, BLOCK 13 AND LOT 20, BLOCK 7 RELINQUISH DIRECT VEHICULAR ACCESS TO RENATTA DRIVE.
11. SINGLE FAMILY LOTS MAY BE USED AS A TWO-FAMILY LOT PROVIDED THAT THE LOT MEETS THE MINIMUM LOT AREA REQUIREMENT FOR A TWO-FAMILY LOT LOCATED IN THE R-3 ZONE.
12. LOT 16-20, BLOCK 2 SHALL BE FINAL PLATTED AS AN OUTLOT UNTIL THE BEAL SLOUGH TRUNK SEWER IS MADE AVAILABLE FOR USE.
13. A FUTURE ADMINISTRATIVE AMENDMENT SHALL BE SUBMITTED TO FINALIZE THE LOT AND STREET LAYOUT FOR THE FUTURE TOWNHOUSE AND MULTIFAMILY AREA OF THE COMMUNITY UNIT PLAN. BEFORE APPROVAL OF A FINAL PLAT FOR THIS AREA.
14. OUTLOT "F" SHALL BE USED AS A PRIVATE PARK FOR THE DEVELOPMENT. SPECIFIC PLAN FOR PARK AND LANDSCAPE PLAN TO BE SUBMITTED AT TIME OF THE FINAL PLAT FOR LOTS 20-74, BLOCK 7, LOTS 1-17, BLOCK 12, AND LOTS 1-12, BLOCK 13.
15. DEVELOPER RESERVES THE RIGHT TO USE ALL REMAINING UNASSIGNED UNITS
16. OUTLOT "C" SHALL BE SUBJECT TO A ROAD DEDICATION EASEMENT IN FAVOR OF THE CITY OF LINCOLN. IN THE EVENT OF THE REDEVELOPMENT OR SUBDIVISION OF A TRACT OF LAND ADJOINING OUTLOT "C", ("PARCEL") THE CITY MAY REQUIRE THE DEDICATION OF A ROAD ACROSS OUTLOT "C" IN ONE OR MORE LOCATIONS TO ENABLE A PARCEL TO CONNECT TO RENATTA DRIVE. THIS DEDICATION REQUIREMENT SHALL BE SUBJECT TO THE OBLIGATION OF THE OWNER OF THE PARCEL (OR THE CITY) TO REIMBURSE THE OWNER OF OUTLOT "C" ALL OF THE COSTS AND EXPENSES REASONABLY INCURRED IN THE DEDICATION OF THE ROAD TOGETHER WITH AN AMOUNT REFLECTING A FAIR PORTION OF ANY VALUE ADDED TO THE PARCEL BY MAKING THE CONNECTION TO RENATTA DRIVE. THE PAYMENT TO THE OUTLOT "C" OWNER SHALL NOT BE LESS THAN $_____ OR MORE THAN $_____.
17. OPTION 1 OR OPTION 2 ROAD CONNECTIONS:

   OPTION 1 - PORTSCHE LANE WILL BE EXTENDED TO MANDALAY DRIVE AND THE SOUTH 79TH STREET WILL "T" INTO MANDALAY DRIVE. A UTILITY EASEMENT WILL BE PURCHASED OR DEDICATED TO ALLOW FOR A SANITARY SEWER LINE AND WATER LINE TO THE GRAND TERRACE DEVELOPMENT

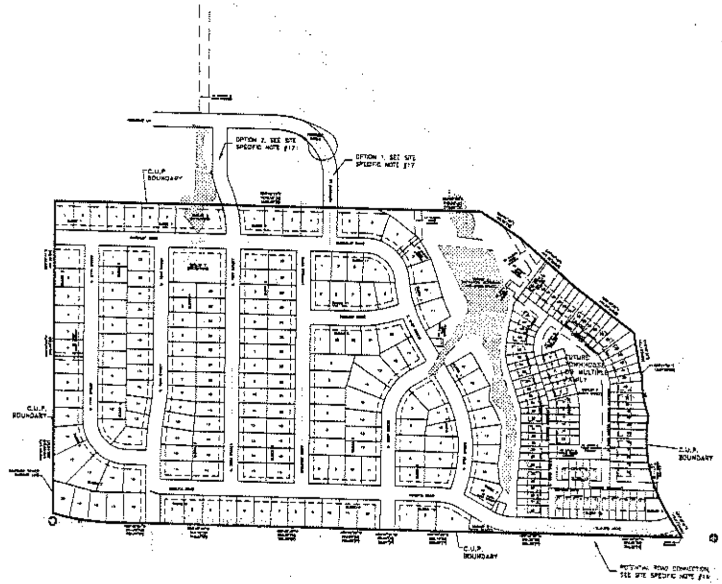
   OPTION 2 - PORTSCHE LANE WILL END IN A CUL-DE-SAC AS SHOWN. THE REMAINING PORTION OF PORTSCHE LANE WILL BE VACATED. SOUTH 79TH STREET WILL BE EXTENDED TO PORTSCHE LANE THROUGH THE NICKEL PROPERTY. EITHER AN ADMINISTRATIVE AMENDMENT TO THE C.U.P. OR A PRELIMINARY PLAT WILL BE SUBMITTED FOR THE NICKEL & HASSELBALCH PROPERTY TO EXTEND SOUTH 79TH STREET TO PORTSCHE LANE & VACATE THE REMAINING PORTION OF PORTSCHE LANE. A FORMAL VACATION OF THE REMAINING PORTION OF PORTSCHE LANE WILL BE SUBMITTED WITH THE ADMINISTRATIVE AMENDMENT OR PRELIMINARY PLAT

WAIVERS - (CITY OF LINCOLN SUBDIVISION REGULATIONS AND DESIGN STANDARDS)

1. LINCOLN DESIGN STANDARDS, TITLE 2, CHAPTER 2.00, SECTION 3.6 TO ALLOW SANITARY SEWER TO RUN OPPOSITE OF STREET GRADE.
2. TITLE 26, SECTION 26.23.140 - TO ALLOW DOUBLE FRONTAGE LOTS.
3. TITLE 26, SECTION 26.23.130 - TO ALLOW BLOCK LENGTHS TO EXCEED 1,320 FEET.
4. TITLE 26, SECTION 26.23.125 - TO NOT PROVIDE A PEDESTRIAN EASEMENT FOR A BLOCK LENGTH THAT EXCEEDS 1,000 FEET.
5. TITLE 27, SECTION 27.15.030 - TO ALLOW TOWNHOUSES AS AN APPROVED USE.
6. TITLE 27, SECTION 27.15.020 - TO ALLOW MULTI-FAMILY AS AN APPROVED USE.
7. TITLE 27, SECTION 27.15.080 - TO ALLOW THE MINIMUM LOT WIDTH FOR TOWNHOUSE USE TO 25' PER FAMILY AND MINIMUM LOT AREA TO BE 2500 SQUARE FEET PER FAMILY.
8. TITLE 26, SECTION 26.23.080 - TO ALLOW PERMANENT DEAD-END STREETS TO HAVE HAMMERHEAD TURNAROUNDS RATHER THAN SIXTY FOOT MINIMUM RADIUS TURNAROUNDS.

N

0 100' 200' 400'
SCALE: 1"=200'



GRAND TERRACE COMMUNITY UNIT PLAN

ENGINEER
ENGINEERING DESIGN CONSULTANTS
2200 FLETCHER AVE. STE. 102
LINCOLN, NE 68521
PHONE. (402) 438-4014

OWNER
DUBOIS L.L.C.
2045 SOUTH FOLSOM
LINCOLN, NE 68522
PHONE: (402) 476-6599

DEVELOPER
PRAIRIE HOME BUILDERS, INC.
2045 SOUTH FOLSOM
LINCOLN, NE 68522
PHONE: (402) 476-6599

COMMUNITY UNIT PLAN LEGAL DESCRIPTION
THE REMAINING PORTION OF LOT 48 IRREGULAR TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

REFERRING TO THE EAST QUARTER CORNER OF SAID SECTION 22; THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, N89°47'01"W, 130.83 FEET TO THE POINT OF BEGINNING; THENCE N89°47'23"W, 374.95 FEET; THENCE N89°46'26"W, 505.25 FEET; THENCE N89°46'48"W, 300.14 FEET; THENCE N89°51'03"W, 60.06 FEET; THENCE N89°45'58"W, 294.90 FEET; THENCE N89°45'49"W, 294.97 FEET; THENCE N89°45'19"W, 314.54 FEET; THENCE N89°48'04"W, 207.55 FEET; THENCE WESTERLY ON A 910.27 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 234.61 FEET (LONG CHORD BEARS N81°55'30"W, 233.96 FEET); THENCE N00°04'24"E, 555.09 FEET; THENCE N00°00'09"W, 245.09 FEET; THENCE N00°01'41"E, 481.52 FEET, THENCE S89°49'12"E, 1538.98 FEET; THENCE S89°50'56"E, 210.88 FEET; THENCE S66°57'12"E, 193.02 FEET; THENCE S49°09'10"E, 301.29 FEET; THENCE S63°30'20"E, 300.04 FEET; THENCE S10°15'34"E, 164.12 FEET; THENCE S25°21'05"E, 12.51 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 489.95 FEET, AN ARC LENGTH OF 171.83 FEET (LONG CHORD BEARS S09°11'29"E, 170.87 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 413.56 FEET (LONG CHORD BEARS S11°24'15"E, 405.38 FEET); THENCE S31°40'37"E, 115.97 FEET TO THE POINT OF BEGINNING, CONTAINING 3,035,288 SQUARE FEET (69.70 ACRES) MORE OR LESS.

BENCH MARKS

1. A 5/8" REBAR ON THE SOUTH EDGE OF HWY. 2 AT THE ASPHALT AND CONCRETE JOINT OF THE SOUTH BOUND TURN LANE ONTO 84TH STREET. ELEV. 1389.57
2. CAP IN NOSE OF ISLAND OF 84TH STREET, SOUTH OF HWY. 2 ELEV. 1401.98
3. CHISELED 'X' IN MUELLER BOLT, FIRST FIRE HYDRANT SOUTH OF HWY. 2, WEST SIDE OF 84TH STREET. ELEV. 1407.83

SURVEYOR'S CERTIFICATE

I, TERRY L. ROTHANZL, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, CERTIFY THAT THE ABOVE SURVEYS WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEBRASKA REGISTERED LAND SURVEYOR LS-607 TERRY L. ROTHANZL

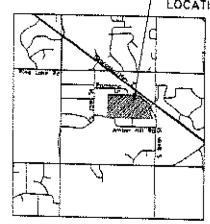
TERRY L. ROTHANZL L.S. #607

DATE

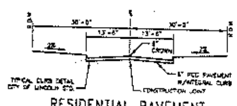
SHEET INDEX

COVER SHEET	SHEET 1
SITE PLAN	SHEET 2
GRADING/DRAINAGE PLAN	SHEET 3
PRELIMINARY PIPE SIZING CALCULATIONS	SHEET 3
UTILITY PLAN	SHEET 4
PAVING PROFILES	SHEET 5
PAVING PROFILES	SHEET 6
LANDSCAPE PLAN	SHEET 7
PHASING PLAN	SHEET 8

PROJECT LOCATION



VICINITY MAP
NO SCALE



RESIDENTIAL PAVEMENT CROSS SECTION
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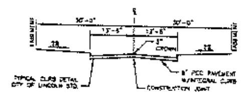

PRIVATE PAVEMENT CROSS SECTION
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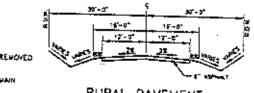
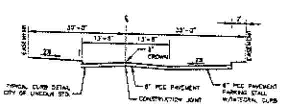


RURAL PAVEMENT CROSS SECTION
NO SCALE



PRIVATE PAVEMENT CROSS SECTION WITH PARKING STALL
NO SCALE

LEGEND

- PROPOSED EASEMENT
- PROPOSED CENTERLINE
- PROPOSED ROW
- C.U.P. BOUNDARY
- SANITARY SEWER DIVIDING LINE
- EXISTING TREE/ TREE MASS TO REMAIN
- EXISTING SANITARY LAGOON
- EXISTING TREE/ TREE MASS TO BE REMOVED
- EXISTING WETLANDS
- EXISTING WETLANDS TO BE REMOVED
- EXISTING STRUCTURE TO REMAIN

APPROVAL

THE FOREGOING COMMUNITY UNIT PLAN WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS____ DAY OF ______ 20__.

ATTEST: ______
CHAIR

CITY COUNCIL APPROVAL

THE FOREGOING COMMUNITY UNIT PLAN WAS APPROVED BY THE CITY COUNCIL RESOLUTION #____ ON THIS ____ DAY OF _____ 20__.

EDC Engineering Design Consultants

Project #: 04-008
Drawing: pp cover.dwg
Date: 12/28/2005
Design By: SVD
Drawn By: JSR
Checked By: JMJ, PLD, CAN

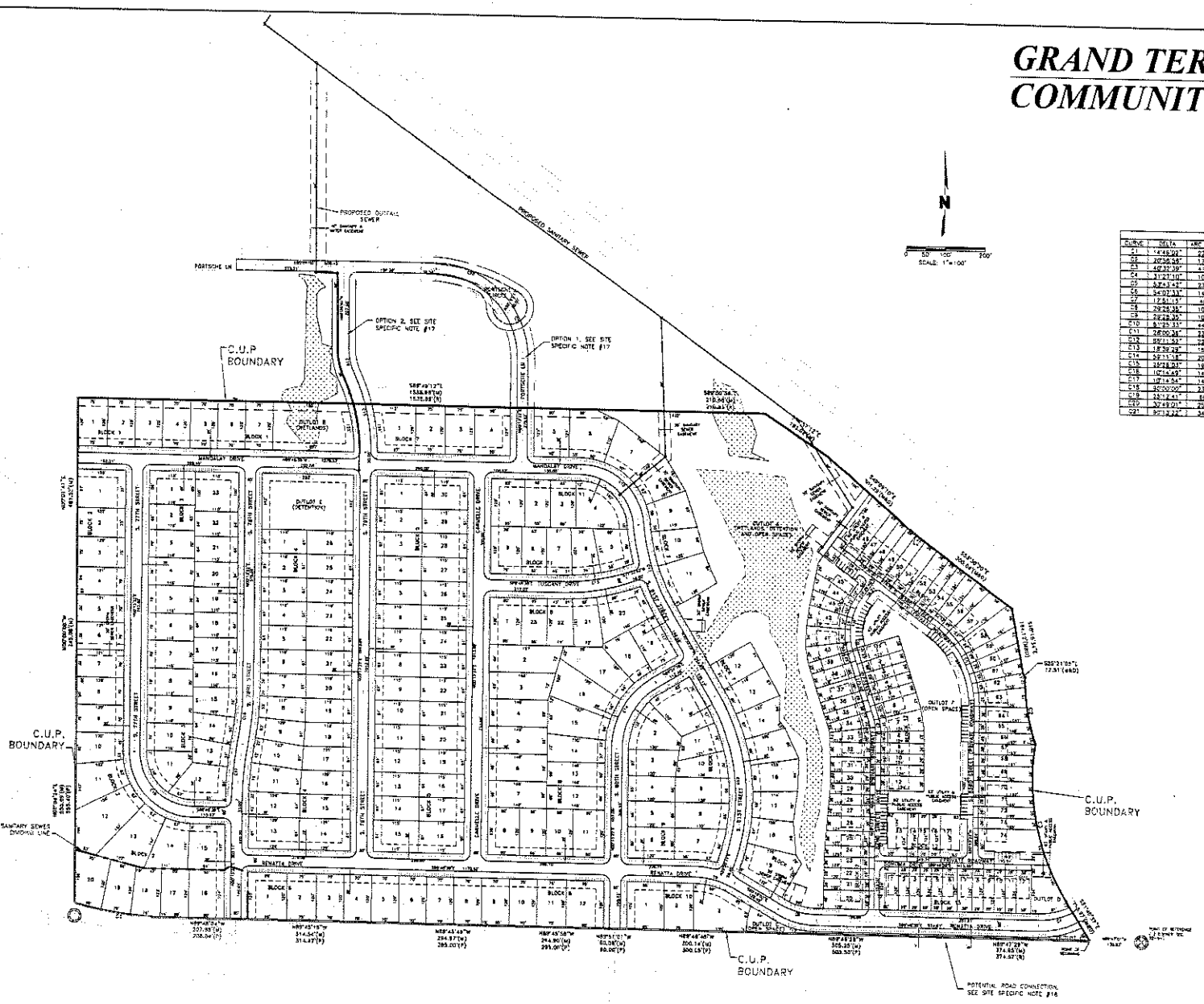
By	Revisions	Date

GRAND TERRACE
COMMUNITY UNIT PLAN
Lincoln, Nebraska
Cover Sheet

PRELIMINARY

SHEET 1 OF 8

GRAND TERRACE
COMMUNITY UNIT PLAN



CURVE TABLE

CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	14°48'02"	234.61'	910.27'	S8°55'20"E	233.98'
C2	20°36'55"	171.84'	483.35'	S09°11'28"E	170.87'
C3	40°37'39"	413.95'	583.00'	S31°24'16"E	405.38'
C4	31°27'10"	109.79'	200.00'	N74°23'42"E	108.42'
C5	67°43'42"	234.47'	250.00'	S22°38'09"W	225.24'
C6	54°07'33"	141.70'	150.00'	S09°35'54"W	136.49'
C7	17°51'15"	58.74'	190.00'	N58°47'15"W	58.52'
C8	29°34'35"	102.89'	200.00'	S75°02'05"E	101.78'
C9	29°34'35"	102.89'	200.00'	N75°02'05"W	101.78'
C10	51°25'33"	448.78'	500.00'	N04°57'16"W	433.89'
C11	26°00'38"	226.93'	500.00'	S17°35'04"E	225.04'
C12	85°11'53"	223.03'	150.00'	N47°10'42"W	203.09'
C13	18°39'28"	163.62'	500.00'	N80°53'38"E	162.10'
C14	58°11'18"	206.80'	200.00'	S27°49'00"W	197.94'
C15	23°18'03"	193.76'	459.00'	N17°39'39"W	192.37'
C16	10°14'49"	143.08'	800.00'	N06°20'47"E	142.98'
C17	10°14'54"	143.12'	800.00'	S06°20'49"W	142.90'
C18	30°00'00"	235.62'	450.00'	S44°45'38"E	212.33'
C19	35°12'41"	68.90'	180.00'	S17°36'20"E	67.87'
C20	32°49'01"	252.79'	470.00'	N74°35'35"W	249.78'
C21	30°13'22"	316.53'	600.00'	N44°33'18"W	311.75'

EDC
Engineering Design Consultants

Project # 04-065
Drawing: gp site.dwg
Date: 12/20/2005

Design By: SKD
Drawn By: SKD
Checked By: JAT, PLD, CAN

No.	Revisions	Date

GRAND TERRACE
COMMUNITY UNIT PLAN
Lincoln, Nebraska

Site Plan

PRELIMINARY

SHEET
2 OF 8

GRAND TERRACE
COMMUNITY UNIT PLAN

EDC

PRELIMINARY PIPE SIZING CALCULATIONS

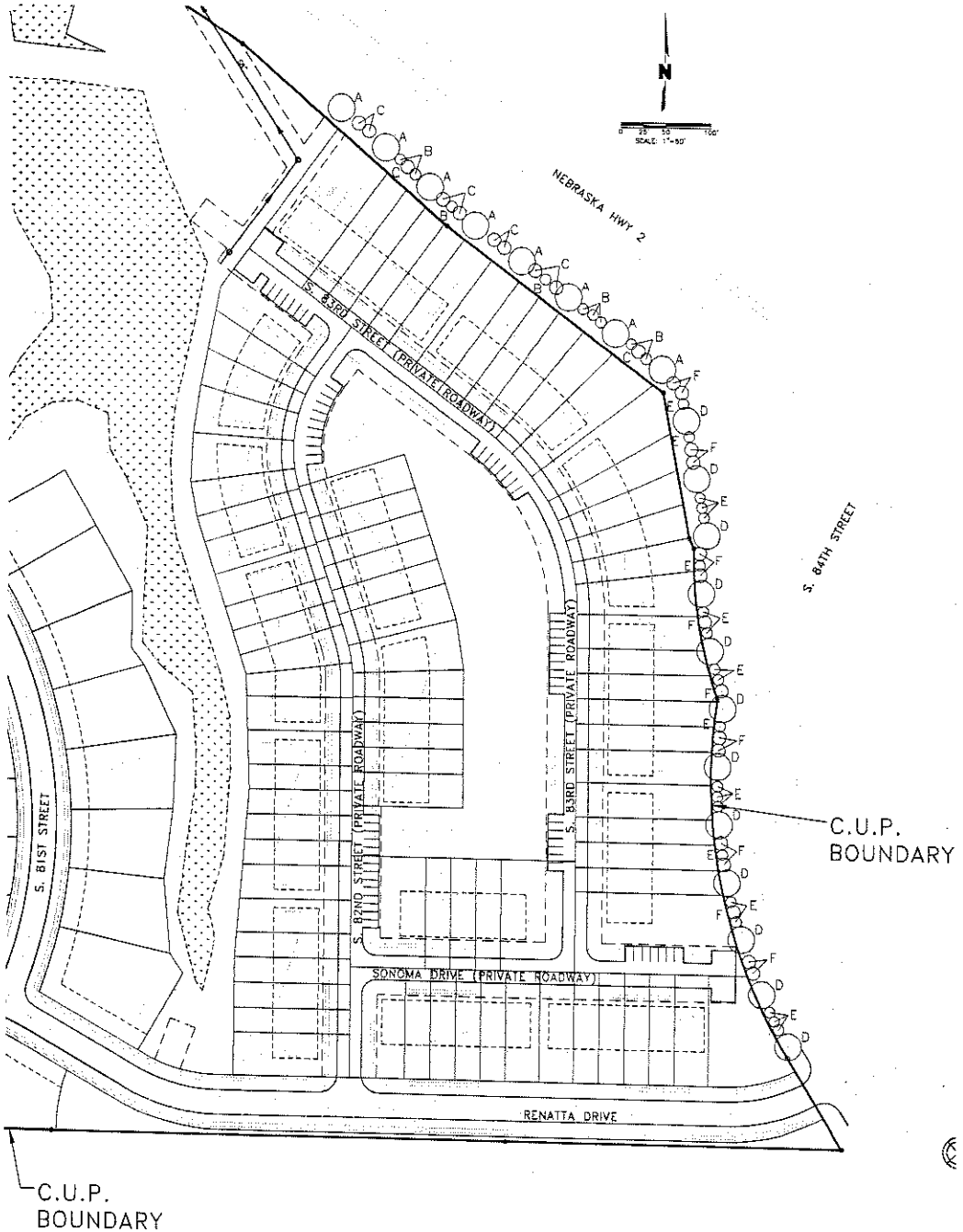
Project: GRAND TERRACE

EDC Project No: 04055

PRELIMINARY PIPE SIZING CALCULATIONS

| Location | Minor Storm System Conveyance Analysis: Minor Storm Average Return Frequency (yrs) | | |

GRAND TERRACE
COMMUNITY UNIT PLAN



NOTES:

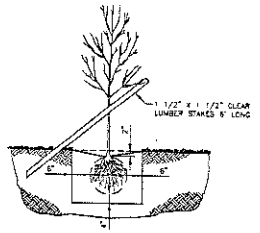
1. ALL PLANT MATERIAL INSTALLED SHALL BE "NURSERY GROWN" MEETING THE FOLLOWING CRITERIA:
   A. PLANT MATERIAL GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND OR LANDSCAPE CONTRACTORS.
   B. GROWN AND SOLD ACCORDING TO AMERICAN STANDARDS FOR NURSERY STOCK SPECIFICATIONS (ANS Z60.1-1990).
   C. BE RATED FOR ESTABLISHMENT, GROWTH AND SURVIVAL IN PLANT HARDINESS ZONES 5, 4 AND/OR 3 ACCORDING TO THE LATEST VERSION OF THE USDA PLANT HARDINESS ZONE MAP.
2. THE CITY OF LINCOLN ARBORIST SHALL MARK STREET TREE PLANTING LOCATIONS PRIOR TO PLANTING. THE CONTACT NUMBER FOR THE FORESTRY DEPARTMENT IS 441-7035.
3. ALL OUTLOT AREAS TO BE MAINTAINED BY THE DEVELOPER AND/OR HOMEOWNERS/NEIGHBORHOOD ASSOCIATION.
4. ALL MEDIAN ISLANDS, TRAFFIC CIRCLES TO BE MAINTAINED BY THE DEVELOPER AND/OR HOMEOWNERS/NEIGHBORHOOD ASSOCIATION.
5. A CERTIFIED LANDSCAPE CONTRACTOR APPROVED BY THE PARKS AND RECREATION DEPARTMENT SHALL BE USED TO INSTALL STREET TREES.

LEGEND

- PROPOSED ROW
- PROPOSED CENTERLINE
- COMMUNITY UNIT PLAN BOUNDARY
- PROPOSED SETBACK
- EASEMENT
- BUILDING ENVELOPE
- PROPOSED STREET TREES

BENCH MARKS

1. A 5/8" REBAR ON THE SOUTH EDGE OF HWY. 2 AT THE ASPHALT AND CONCRETE JOINT OF THE SOUTH BOUND TURN LANE ONTO 84TH STREET.
   ELEV. 1389.57
2. CAP IN NOSE OF ISLAND OF 84TH STREET, SOUTH OF HWY. 2.
   ELEV. 1401.98
3. CHISELED "X" IN MUELLER BOLT, FIRST FIRE HYDRANT SOUTH OF HWY. 2, WEST SIDE OF 84TH STREET.
   ELEV. 1407.63



PLAN OF TYPICAL
TREE PLANTING INSTALLATIONS
(Trees Under 2" In Diameter)
not to scale

PROPOSED LANDSCAPE SCHEDULE

KEY	LOCATION	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	PLANTING METHOD	DESIGN SPRD	DESIGN HT.	DESIGN SCREEN	QUANTITY STREET	QUANTITY IMPROVED ARTERIAL	QUANTITY UNIMPROVED ARTERIAL
A	NEBRASKA HWY 2	RED SUNSET MAPLE	ACER REBRUM "RED SUNSET"	1-1/2" CAL	B&B OR 44" SPADE	30'	35'	5			
B	NEBRASKA HWY 2	WHITE PINE	PINUS STROBUS	4'-5'	B&B	12'	35'	5			
C	NEBRASKA HWY 2	SCOTCH PINE	PINUS SYLVESTRIS	4'-5'	B&B	15'	30'	10			
D	S 84TH STREET	RED SUNSET MAPLE	ACER REBRUM "RED SUNSET"	1-1/2" CAL	B&B OR 44" SPADE	30'	35'	12			
E	S 84TH STREET	WHITE PINE	PINUS STROBUS	4'-5'	B&B	12'	35'	20			
F	S 84TH STREET	SCOTCH PINE	PINUS SYLVESTRIS	4'-5'	B&B	15'	30'	15			

EDC
Engineering Design Consultants
Civil Engineers • Land Surveyors
Land Development Consultants
Traffic Engineers
Lincoln, Nebraska
Omaha, Nebraska

Project # 04-905
Drawing ID: Nebraska plan.dwg
Date 12/20/2005

Drawn By: SW
Reviewed By: JBP
Checked By: MJ, PLD, CAH

By	Revisions	Date

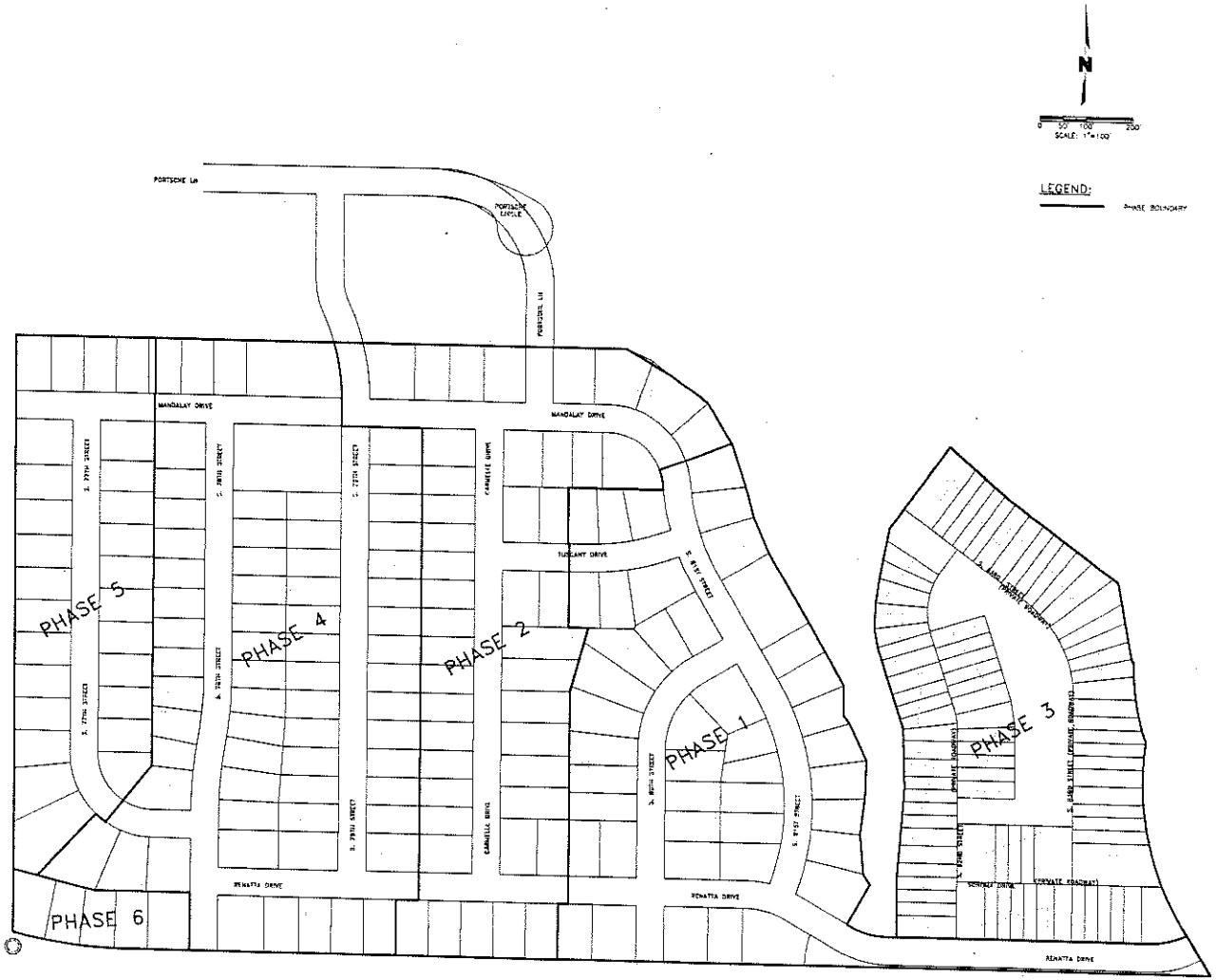
GRAND TERRACE
COMMUNITY UNIT PLAN
Lincoln, Nebraska

Landscape Plan

PRELIMINARY

SHEET
7 OF 8

GRAND TERRACE
COMMUNITY UNIT PLAN



EDC
Engineering Design Consultants

Project #: 04-005
Drawing as phase planning
Date: 12/28/2005

Design By: SVD
Drawn By: JSR
Checked By: JMT, PLD, CAM

By	Revisions	Date

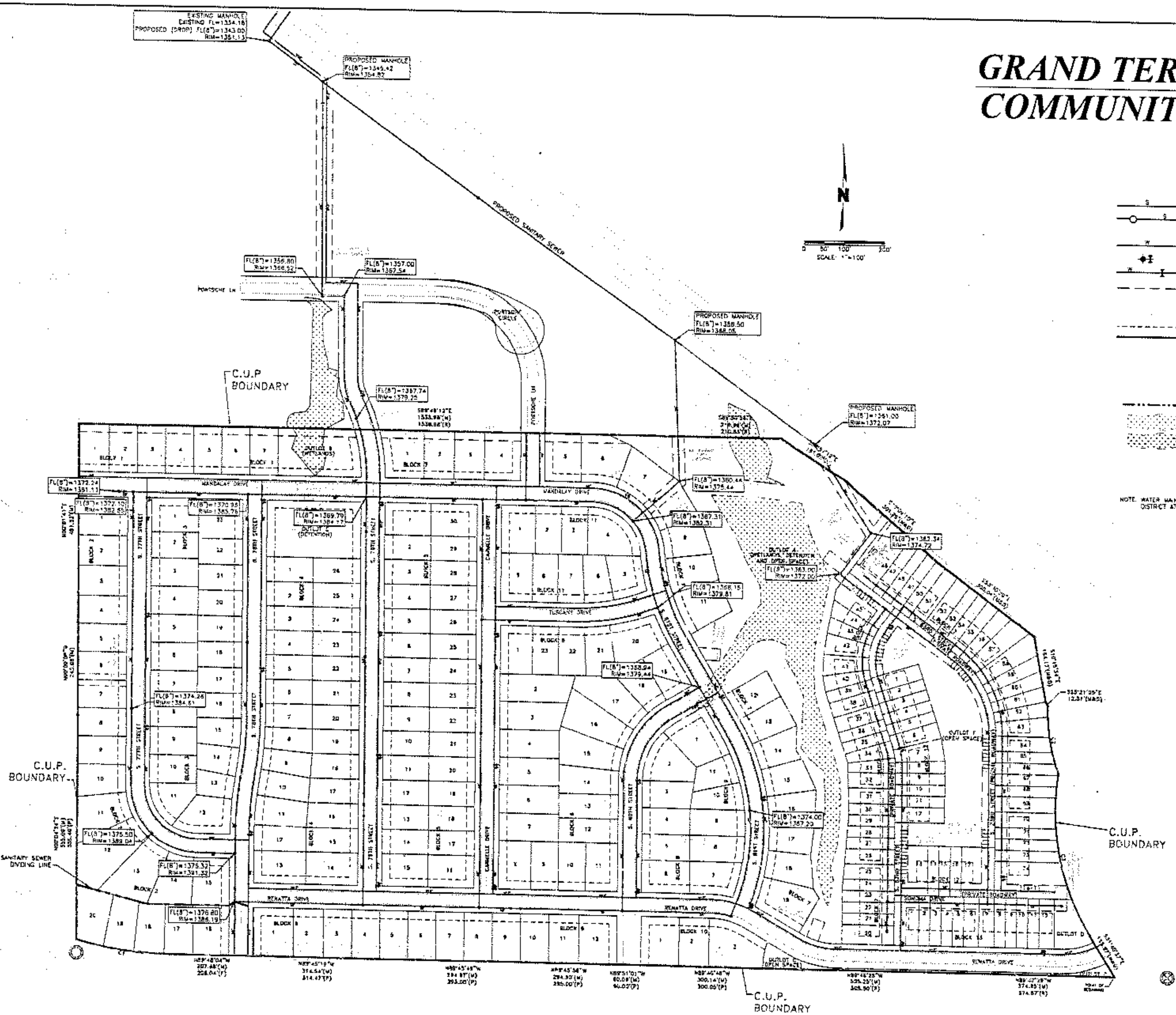
GRAND TERRACE
COMMUNITY UNIT PLAN
Lincoln, Nebraska

Phase Plan

PRELIMINARY

SHEET
8 OF 8

GRAND TERRACE
COMMUNITY UNIT PLAN



LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- EASEMENT
- PROPOSED CENTERLINE
- PROPOSED ROW
- PROPOSED SETBACK
- COMMUNITY UNIT PLAN BOUNDARY
- EXISTING TREE/ TREE MASS TO REMAIN
- EXISTING TREE/ TREE MASS TO BE REMOVED
- SANITARY SEWER DIVIDING LINE
- EXISTING WETLANDS
- EXISTING WETLANDS TO BE REMOVED
- EXISTING CONTOURS

NOTE: WATER MAIN TO CONNECT TO CHENEY BOOSTER DISTRICT AT EIGER DRIVE AND PINE LAKE ROAD.

EDC
Engineering Design Consultants

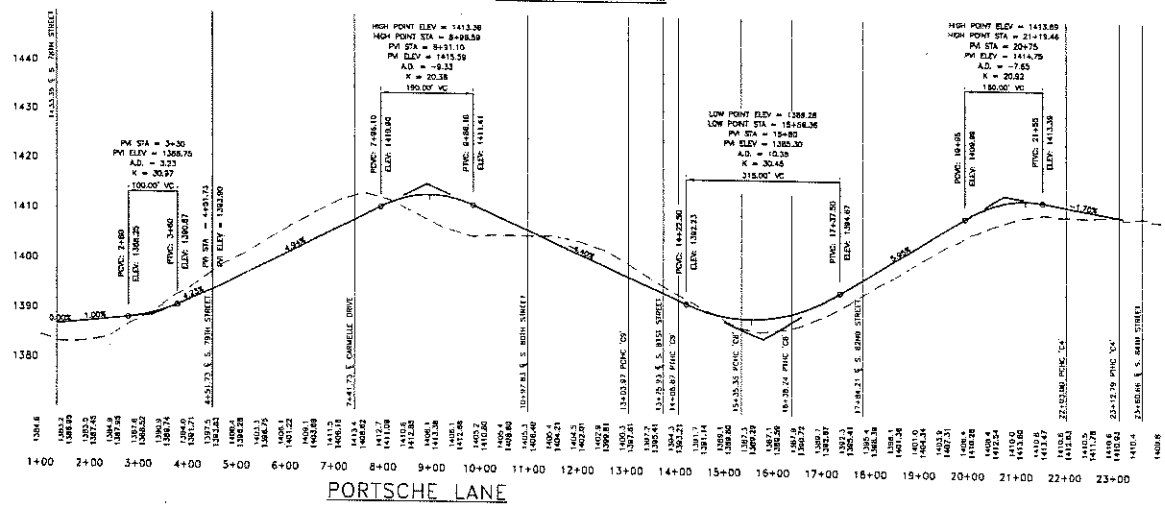
Design By: SVO	Project #: 04-005
Drawn By: JSR	Drawing:
Checked By: JMJ, PLD, CAN	Date: 12/28/2005
By	Revisions

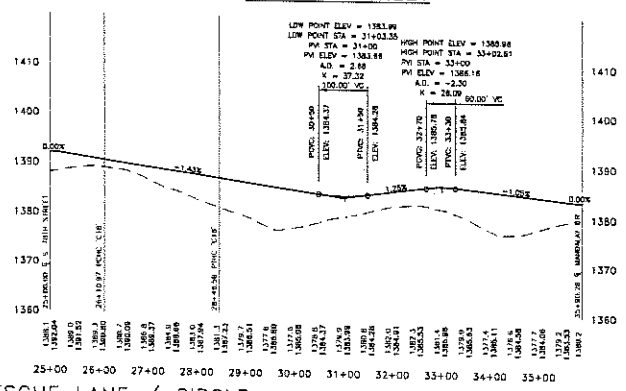
GRAND TERRACE
COMMUNITY UNIT PLAN
Lincoln, Nebraska
Utility Plan

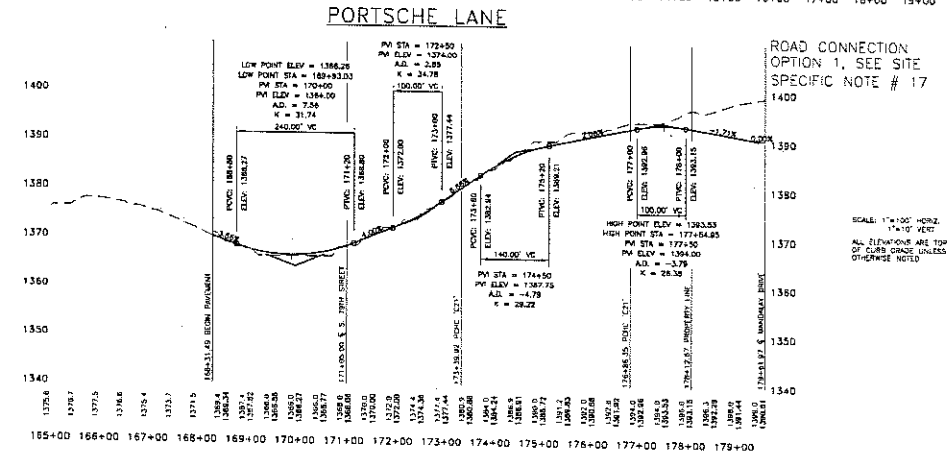
PRELIMINARY

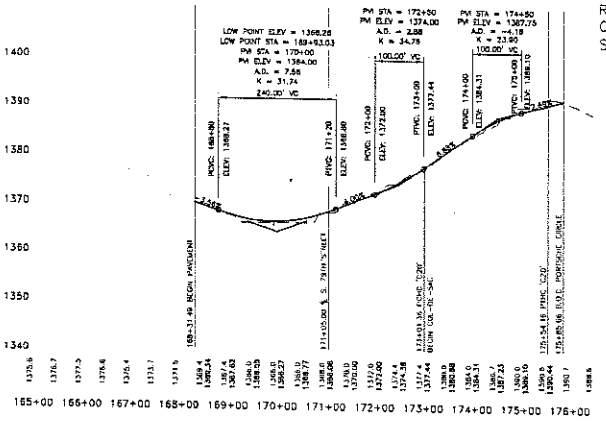
SHEET 4 OF 8

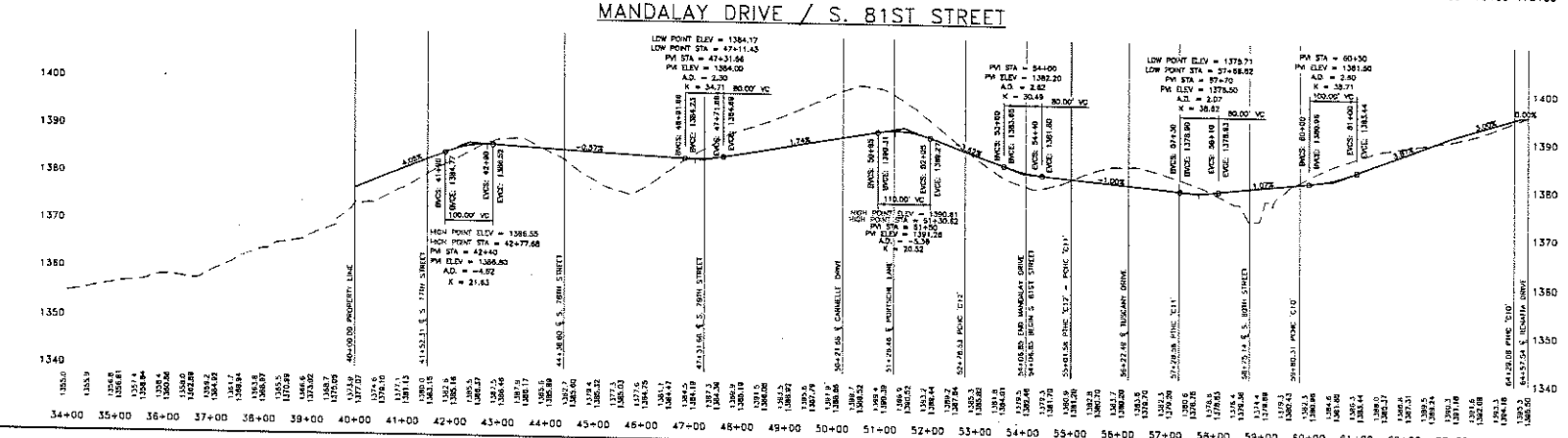
GRAND TERRACE COMMUNITY UNIT PLAN


RENATTA DRIVE


S. 77TH STREET


PORTSCHE LANE


PORTSCHE LANE / CIRCLE


MANDALAY DRIVE / S. 81ST STREET

ROAD CONNECTION OPTION 1, SEE SITE SPECIFIC NOTE # 17

ROAD CONNECTION OPTION 2, SEE SITE SPECIFIC NOTE # 17

SCALE: 1"=100' HORIZ. 1"=10' VERT.

ALL ELEVATIONS ARE TOP OF CURB GRADE UNLESS OTHERWISE NOTED

EDC

Project #: 04-005
Drawing: pp pvt.dwg
Date: 12/28/2005

Design By: SKG
Drawn By: JSM
Checked By: JMT, PLD, EAM

Revisions

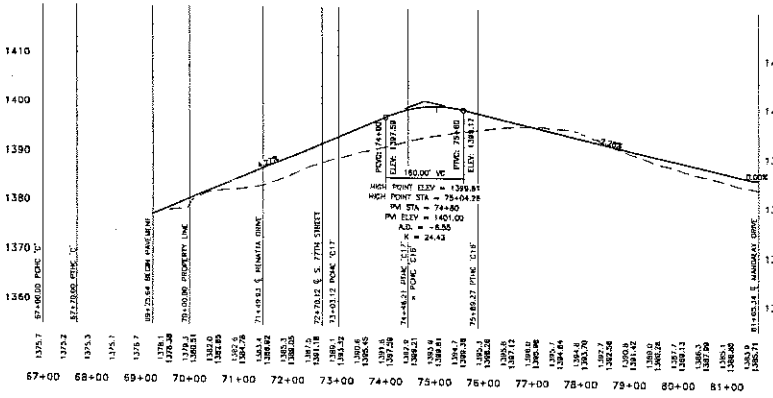
GRAND TERRACE
COMMUNITY UNIT PLAN
Lincoln, Nebraska
Paving Profiles

PRELIMINARY

SHEET
5 OF 8

GRAND TERRACE COMMUNITY UNIT PLAN

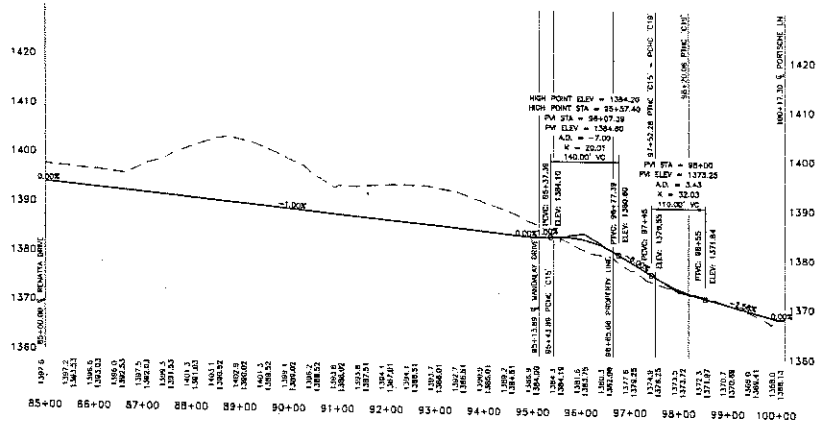
S. 78TH STREET



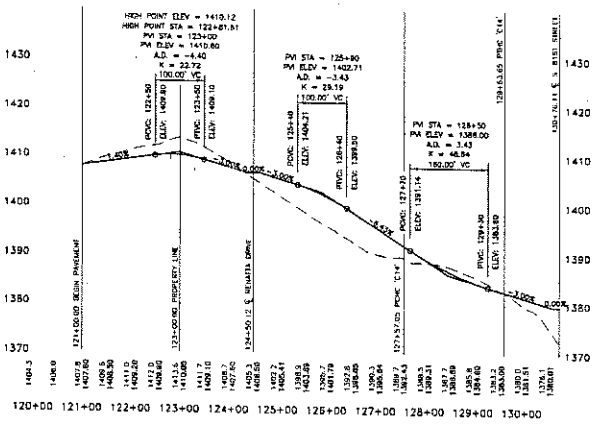
SCALE: 1"=100' HORIZ. 1"=10' VERT.

ALL ELEVATIONS ARE TOP OF CURB GRADE UNLESS OTHERWISE NOTED

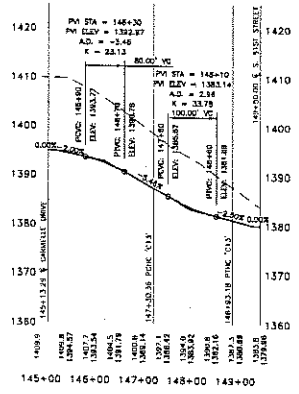
S. 79TH STREET



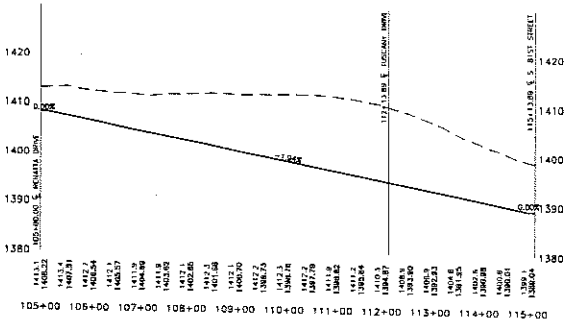
S. 80TH STREET



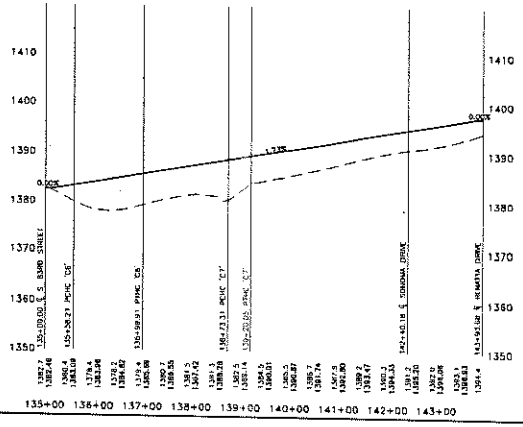
TUSCANY DRIVE



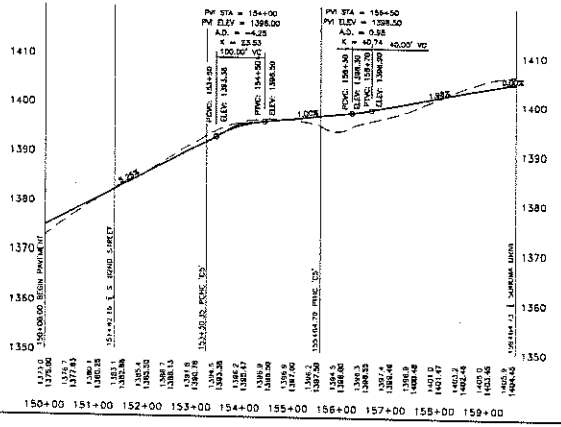
CARMELLE DRIVE



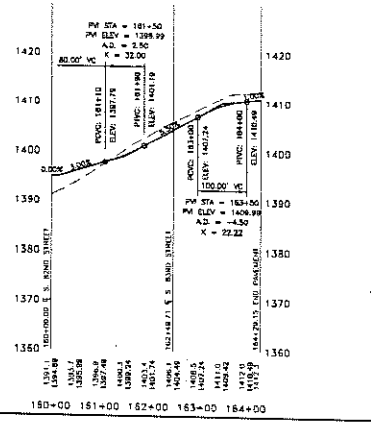
S. 82ND STREET (PRIVATE ROADWAY)



S. 83RD STREET (PRIVATE ROADWAY)



SONOMA DRIVE (PRIVATE ROADWAY)



EDC

Engineering Design Consultants

Project #: 04-001
Drawing pp. per vert.dwg
Date: 12/28/2005

Design By: SVO
Drawn By: JSP
Checked By: JMT, PLD, CAN

By	Revisions	Date

GRAND TERRACE
COMMUNITY UNIT PLAN
Lincoln, Nebraska
Paving Profiles

PRELIMINARY

SHEET
6 OF 8

COMMUNITY UNIT PLAN LEGAL DESCRIPTION

THE REMAINING PORTION OF LOT 59 IRREGULAR TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE EAST QUARTER CORNER OF SAID SECTION 22; THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, N89°47'01"W, 130.83 FEET TO THE POINT OF BEGINNING; THENCE N89°47'29"W, 374.95 FEET; THENCE N89°46'28"W, 505.25 FEET; THENCE N89°46'48"W, 300.14 FEET; THENCE N89°51'01"W, 60.06 FEET; THENCE N89°45'58"W, 294.90 FEET; THENCE N89°45'49"W, 294.97 FEET; THENCE N89°45'19"W, 314.54 FEET; THENCE N89°48'04"W, 207.98 FEET; THENCE WESTERLY ON A 910.27 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 234.61 FEET (LONG CHORD BEARS N81°55'30"W, 233.96 FEET); THENCE N00°04'24"E, 555.09 FEET; THENCE N00°00'08"W, 245.08 FEET; THENCE N00°01'41"E, 481.52 FEET; THENCE S89°49'12"E, 1538.96 FEET; THENCE S89°50'56"E, 210.68 FEET; THENCE S56°57'12"E, 193.02 FEET; THENCE S49°09'10"E, 301.29 FEET; THENCE S53°30'20"E, 300.04 FEET; THENCE S10°15'34"E, 164.12 FEET; THENCE S25°21'05"E, 12.51 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 469.95 FEET, AN ARC LENGTH OF 171.83 FEET (LONG CHORD BEARS S09°11'28"E, 170.87 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 413.96 FEET (LONG CHORD BEARS S11°24'16"E, 405.38 FEET); THENCE S31°40'37"E, 115.97 FEET TO THE POINT OF BEGINNING, CONTAINING 3,036,268 SQUARE FEET (69.70 ACRES) MORE OR LESS.

RECEIVED
JAN - 5 2006
LINCOLN-LANCASTER
PLANNING DEPARTMENT

EDC
Engineering Design Consultants
2200 Fletcher Ave. Suite 102, Lincoln NE 68521
402-438-4014 • Fax 402-438-4020

Grand Terrace - Community Unity Plan
LEGAL DESCRIPTION

Drawn By: SVO
Dwg.: Zone_change
Date: 1/03/2006
Job#: 04-005

Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521

Ph 402-438-4014
Fx 402-438-4026

February 9, 2006

Brian Will
Planning Department
555 s. 10th Street, Suite 213
Lincoln, NE 68508

RECEIVED
FEB 16 2006
PLANNING DEPARTMENT

RE: Grand Terrace
Community Unit Plan
Planning & Public Works Comments
EDC Job #04-005

Dear Mr. Brian Will,

On behalf of Engineering Design Consultants client, Dubois, LLC, the following changes have been made to the above referenced Community Unit Plan per the comments made during the meeting on January 27, 2006 with the Planning Department and Public Works Department:

1. Two options have been shown for the connection to Portsche Lane; the first option will have Portsche Lanes alignment continuing through to Mandalay Drive and will require that S. 79th Street be shown as a "T" intersection into Mandalay Drive. The second option will have Portsche Lane ending in a cul-de-sac and the remaining portion of Portsche Lane being vacated at that time. Either Option 1 or Option 2 will be chosen depending on the response from the adjacent neighbors, the Paving Improvement District, and the developer.

2. Site Specific Note #17 stating: OPTION 1 – PORTSCHE LANE WILL BE EXTENDED TO MANDALAY DRIVE AND THE SOUTH 79TH STREET WILL "T" INTO MANDALAY DRIVE. A UTILITY EASEMENT WILL BE PURCHASED OR DEDICATED TO ALLOW FOR A SANITARY SEWER LINE AND WATER LINE TO THE GRAND TERRACE DEVELOPMENT. OPTION 2 – PORTSCHE LANE WILL END IN A CUL-DE-SAC AS SHOWN, THE REMAINING PORTION OF PORTSCHE LANE WILL BE VACATED. SOUTH 79TH STREET WILL BE EXTENDED TO PORTSCHE LANE THROUGH THE NICKEL PROPERTY. EITHER AN ADMINISTRATIVE AMENDMENT TO THE C.U.P. OR A PRELIMINARY PLAT WILL BE SUBMITTED FOR THE NICKEL AND HASSELBALCH PROPERTY TO EXTEND SOUTH 79TH STREET TO PORTSCHE LANE AND VACATE THE REMAINING PORTION OF PORTSCHE LANE. A FORMAL VACATION OF THE REMAINING PORTION OF PORTSCHE LANE WILL BE SUBMITTED WITH THE ADMINISTRATIVE AMENDMENT OR PRELIMINARY PLAT.

3. Site Specific Note #16 has been added to address Outlot "C" stating, OUTLOT "C" SHALL BE SUBJECT TO A ROAD DEDICATION EASEMENT IN FAVOR OF THE CITY OF LINCOLN. IN THE EVENT OF THE REDEVELOPMENT OR SUBDIVISION OF A

TRACT OF LAND ADJOINING OUTLOT "C", ("PARCEL") THE CITY MAY REQUIRE THE DEDICATION OF A ROAD ACROSS OUTLOT "C" IN ONE OR MORE LOCATIONS TO ENABLE A PARCEL TO CONNECT TO RENATTA DRIVE. THIS DEDICATION REQUIREMENT SHALL BE SUBJECT TO THE OBLIGATION OF THE OWNER OF THE PARCEL (OR THE CITY) TO REIMBURSE THE OWNER OF OUTLOT "C" ALL OF THE OCSTS AND EXPENSES REASONBLY INCURRED IN THE DEDICATION OF THE ORAD TOGETHER WITH AN AMOUNT REFLECTING A FAIR PORTION OF ANY VALUE ADDED TO THE PARCEL BY MAKING THE CONNECTION TO RENATTA DRIVE. THE PAYMENT TO THE OUTLOT "C" OWNER SHALL NOT BE LESS THAN $_____ OR MORE THAN $_____.

4. Site Specific Note #2 and #4 have been updated to reflect the changes to the street alignment and lot layout.

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.

Jason M. Thiellen
Land Planner

Enclosure
6 Sets of Sheets (1–8)
Cc. Steve Champoux
Peter Katt

RECEIVED
FEB 1 - 2006
PLANNING DEPARTMENT

EDC
Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521

Ph 402-438-4014
Fx 402-438-4026

January 5, 2005

RECEIVED
JAN - 5 2006
PLANNING DEPARTMENT

Brian Will
Planning Department
555 s. 10th Street, Suite 213
Lincoln, NE 68508

RE: Grand Terrace
Community Unit Plan
Change of Zone
EDC Job #04-005-25

Dear Mr. Brian Will,

On behalf of Engineering Design Consultants client, Dubois, LLC, the following applications are hereby submitted for approval per the subdivision review process:

1. Community Unit Plan
2. Change of Zone from AG to R-3

Grand Terrace is a 269 unit development with housing types ranging from Single Family to Townhouses on 70 acres generally located at Highway 2 and South 84th Street. Grand Terrace will infill a piece of ground previously owned by Saint Elizabeth Hospital and is located in the middle of an existing acreage development. The developer has worked diligently with the surrounding homeowners to bring forward a development that meets both the City of Lincoln's goals for residential density and is conducive to the area and the existing homes. We believe Grand Terrace will meet both the City of Lincoln's and existing homeowners needs by providing larger lots backing onto the existing acreage's and smaller interior lots, with a variety of housing types ensuring that a wide range of potential homeowners will be able to live in south Lincoln. The Grand Terrace development includes the following:

1. The exiting zone is AG and the proposed zone is R-3.

2. Total Usage Table:
   a. Single Family Lots 185
   b. Townhouse Lots 84
   c. Outlots 6
   d. Total Blocks 13
   e. Total Lots 275
   f. Total Units 269

3. Lots and Use Table:

a.	Lots 1 – 7,	Block 1	Single Family
b.	Lots 1 – 20,	Block 2	Single Family
c.	Lots 1 – 23,	Block 3	Single Family
d.	Lots 1 – 26,	Block 4	Single Family
e.	Lots 1 – 30,	Block 5	Single Family
f.	Lots 1 – 12,	Block 6	Single Family
g.	Lots 1 – 21,	Block 7	Single Family
h.	Lots 22 – 76,	Block 7	Townhouse
i.	Lots 1 – 23,	Block 8	Single Family
j.	Lots 1 – 11,	Block 9	Single Family
k.	Lots 1 – 3,	Block 10	Single Family
l.	Lots 1 – 9,	Block 11	Single Family
m.	Lots 1 – 17,	Block 12	Townhouse
n.	Lots 1 – 12,	Block 13	Townhouse
o.	Outlot 'A'	Detention/Wetlands/Open Space/Utility Easement	
p.	Outlot 'B'	Wetlands/Open Space/Utility Easement	
q.	Outlot 'C'	Open Space/Future Development	
r.	Outlot 'D'	Open Space	
s.	Outlot 'E'	Open Space/Detention	
t.	Outlot 'F'	Pocket Park	

4. Direct vehicular access to South 84th Street and Highway 2 is relinquished except where shown.

5. The connection from Renatta Drive to South 84th Street is a proposed right-in-right-out connection and will serve as one entrance to the first phase of the development.

6. South 80th Street to Amber Hill Road will serve as the primary entrance into the first phase of the development.

7. Single Family Lots may be used as a Two-Family Lot provided that the lot meets the minimum lot area requirement for a Two-Family Lot located in the R-3 zone.

8. Lots 16 – 20, Block 2 shall be final platted as an outlot until the Beal Slough Trunk Sewer is made available for use.

9. The townhouse or multi-family area is a conceptual layout at this time and a future administrative amendment will be submitted to finalize the street and lot layout before a final plat will be approved.

10. Renatta Drive is located five (5) feet from the southern property to accomplish two (2) objectives; first, due to the location of existing structures there would not be enough distance to plat future lots and keep adequate distance from existing

structures if Renatta Drive were centered on the south property line. Therefore, the current alignment of Renatta Drive allows for both future platting of lots taking access to Renatta Drive and for existing homes to remain with adequate yard space. Second, considering that the developer is providing the infrastructure that would allow for future platted lots on land that is not currently owned by the developer, the five (5) foot outlot insures that the developer will be compensated fairly once that adjacent land is subdivided for future lots.

11. A portion of Portche Lane has been requested by the adjacent neighbors to be vacated and a cul-de-sac be built as the turn around. A connection from Mandaly Drive to Portche Lane has been shown in the middle of Mandaly Drive to replace the connection that is proposed to be vacated. Grand Terrace is proposed to be built in phases and the developer will not request the vacation of the portion of Portche Lane until at such time that Phase 2 of the Phasing Plan is final platted.

12. Sanitary Sewer and Water services are proposed to be brought from Highway 2 south between the Berrick and Reeves lot within a forty (40) foot sanitary sewer and water easement, across Portche Lane and within future right-of-way of South 79th Street on the Nickel property and into the Grand Terrace development. Per developers negotiations process, the City has agreed to use the power of condemnation for a sanitary sewer and water easement through property should the developer not be able to come to an agreement with the property owners that will be affected by the extension of the sewer and water line.

13. A Paving Improvement District has been formed by the neighbors surrounding this development and the developer and the neighbors are currently negotiating the specifics of how much the improvements will cost both the developer and the home owners.

14. There are existing wetlands located on site and a delineation and mitigation plan has been submitted to the Corps of Engineers.

15. The following waivers are hereby requested:

    a. Lincoln Design Standards, Title 2, Chapter 2.00, Section 3.6, to allow sanitary sewer to run opposite of street grade to ensure that sewer does not exceed the maximum depth of fifteen (15) feet.

    b. Title 26, Section 26.23.140, to allow double frontage lots for Lots 1 – 12, Block 13. The townhouse/multi-family area proposed is shown to create a community within a community, these townhouse lots are currently shown as front loading units and therefore in order to achieve a townhouse community atmosphere, all lots need to be facing to the interior of the townhouse development. In addition, a future administrative amendment

will be submitted prior to final platting and specific lot and street layout concerns shall be addressed at that time.

c. Title 26, Section 26.23.130, to allow for block lengths to exceed one-thousand-three-hundred-twenty (1, 320) feet in length for South 81st Street and Mandaly Drive, as the lots back onto existing wetlands and existing structures.

d. Title 26, Section 26.23.125, to not provide a pedestrian easement for a block length that exceeds one-thousand (1,000) feet. The blocks that exceed one-thousand (1,000) feet in length are only fourteen (14) feet over the one-thousand (1,000) feet.

e. Title 27, Section 27.15.080, to allow townhouses as an approved use in the R-3 zone. Townhouses provide an additional housing use fulfilling the goals set by the comprehensive plan to provide a mix of housing types within neighborhoods.

f. Title 27, Section 27.15.080, to allow multi-family as an approved use in the R-3 zone. The option of a multi-family use gives the townhouse area more flexibility and provides an additional housing use fulfilling the goals set by the comprehensive plan to provide a mix of housing types within neighborhoods.

g. Title 27, Section 27.15.080, to allow the minimum lot width for townhouse use to be twenty-five (25) feet per family and a minimum lot area to be two-thousand-five-hundred (2500) square feet per family.

h. Title 26, Section 26.23.080, to allow a permanent dead-end street to have a hammerhead turnaround instead of a sixty (60) foot minimum radius turnaround for the proposed townhouse/multi-family area. The hammerhead turnarounds proposed allow this development to maximize the topography and buildable acreage and increases the amount of lots per acre by not using buildable ground for a large cul-de-sac. The street layout will allow for emergency vehicles to access all units with the ability to back out of the area and drive around to exit the community. In addition, a future administrative amendment will be submitted prior to final platting and specific lot and street layout concerns shall be addressed at that time.

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.

Jason M. Thiellen
Land Planner

Enclosure:
8 Sets of Sheets 1 – 8
21 Copies of Sheets 2 and 4
3 Copies of Drainage Report
Annexation Exhibit
Annexation Legal Description
Change of Zone Exhibit
Change of Zone Legal Description
Ownership Certificate
Submittal check for $3,120.00
Cc. Steve Champoux, Peter Katt

M e m o r a n d u m

To: Brian Will, Planning Department

From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities

Subject: Grand Terrace Special Permit #06001

Date: March 1, 2006

cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for the Grand Terrace special permit, located south and west of the intersection of 84th and Highway 2, and has the following comments:

- **Sanitary Sewer** - The following comments need to be addressed.

  (1.1) Public Works approves the requested waiver of design standards to construct sanitary sewer opposite street grades provided that maximum and minimum depths are not exceeded.

  (1.2) **(From report dated January 18, 2006.)** Information needs to be provided on the plans showing how Lots 16-20 in Block 2 will be served.

  (1.3) The submittal letter indicates that the City will agree to use condemnation powers to acquire necessary easements for offsite sewer lines. This is not a staff decision to make and would be left to the City Council to decide. Condemnation will be supported by Public Works only if it is determined that no other alignment is satisfactory. No lots should be final platted until the necessary easements for the sewer required to serve the lots are in place either through private agreement or condemnation.

  (1.4) As per the subdivision ordinance, sanitary sewer need to be extended to the south boundary of the this plat such that the area designated as A5 in the grading and drainage plan can be served.

- **Water Main** - The following comments need to be addressed.

  (2.1) The 12" water line to the north across Highway 2 will need to be constructed

prior to the final platting of any lots within the area designated as Phase 4 and Phase 5 on the currently submitted plans.

(2.2) **(From report dated January 18, 2006.)** Information needs to be provided on the plans showing how Lots 16-20 in Block 2 will be served.

- **Grading/Drainage** - The following comments need to be addressed.

(3.1) **(From report dated January 18, 2006.)** The drainage report indicates that the proposed conditions increase storm runoff from the existing conditions for the sub-area designated D1 on the west side of the plat. This does not meet design standards and revisions to the grading and drainage plan need to be made to limit the flow to pre-development conditions. Also, the existing conditions show that this area currently sheet drains onto private property to the west. The proposed drainage plan shows constructing a storm sewer outlet at this location. The proposed storm sewer will concentrate the flow at one discharge point. Similar situations have caused drainage issues for property owners down stream of various new developments in other parts of the city. Information needs to be provided with this plat showing how this development will mitigate the effects of concentrating a previously sheet flow area into a single discharge point.

(3.2) **(From report dated January 18, 2006.)** Additional detail is required for the storm sewer outlet shown at the south end of South 79th Street as it exits the plat. It does not appear that the public storm sewer shown can be constructed with out grading on private property. The required grading for the storm sewer needs to be shown. If grading on private property will be required, information needs to be provided showing that this developer has permission to do such grading prior to the approval of this plat.

- **Streets/Paving** - The following comments need to be addressed.

(4.1) Public Works approves the requested waiver of design standards for permanent turnaround geometry.

(4.2) **(From report dated January 18, 2006.)** Section 26.23.080 of the Subdivision Ordinance states that a maximum of 40 units are allowed on a permanent dead end street. The town home area, although looped internally, has only one street connection into or out of the area creating the equivalent of a permanent dead end street with 84 units. This submittal more than doubles the number of units allowed by the ordinance. A waiver to the ordinance will need to be requested and justified. Public Works would not support this waiver as there appears to be no physical reason a second access could not be provided.

(4.3) **(From report dated January 18, 2006.)** The right in and right out street connection at Renatta Drive and South 84th Street does not appear to be required for this development. There will ultimately be three other connections in and out of this development. If the right in right out connection to 84th Street is to be allowed, this developer will be responsible for the 200' right turn lane in 84th Street as this is intersection is not close to the quarter mile spacing.

(4.4) **(From report dated January 18, 2006.)** If the connection at Renatta and 84th Street is allowed, the alignment for Renatta needs to be revised. The horizontal curve near the intersection does not meet design standards for required tangent length and will need to be revised accordingly.

(4.5) **(From report dated January 18, 2006.)** The intersection of Renatta Drive and 80th Street does not meet design standards for intersection platform grade. Revisions to the profile will need to be made accordingly.

(4.6) General note #16 needs to be revised. The City will not be responsible for any costs associated with the future street dedication or construction in Outlot C. If this developer wishes to plat the 5' outlot, than he/she is subject to providing the future street dedication. The developing parcel to the south would be responsible for any street paving required to connect to Renatta Drive. The City would make its best efforts to require the property to the south to contribute a reasonable sum to this developer for the paving in Renatta Drive if it can be shown that they are benefitted.

(4.8) **(From report dated January 18, 2006.)** Information needs to be provided showing which surrounding streets are proposed to be improved with this plat. The information can be shown on the phasing plan.

(4.9) **(From report dated January 18, 2006.)** The required public street paving and associated grading need to be shown for Lots 16-20 in Block 2.

General – The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

CITY OF LINCOLN
NEBRASKA
MAYOR COLEEN J. SENG
www.ci.lincoln.ne.us

PUBLIC WORKS AND UTILITIES DEPARTMENT

Memorandum

Date: *1/23/2006*

To: *Brian Will*

From: *Devin Biesecker*

Subject: *Grand Terrace*

cc: *Ben Higgins, Chad Blahak*

Below are Watershed Management's comments on the Grand Terrace CUP.

1. It appears that 100 year flows will by-pass the detention in Outlot E. Changes must be made so that the 100 year flows reach the detention pond. This can be accomplished by either designing the pipe system to carry 100 year flows to the detention area or by changing the detention layout so that overland flows will enter the detention area.

Status of Review: Complete 01/18/2006 12:56:53 PM

Reviewed By Public Works - Development Services SIETDQ

Comments: M e m o r a n d u m

To: Brian Will, Planning Department
From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities
Subject: Grand Terrace Special Permit #06001
Date: January 18, 2006
cc: Randy Hoskins

- SEE REVISED COMMENTS OF 3/1/06 -

Engineering Services has reviewed the submitted plans for the Grand Terrace special permit, located south and west of the intersection of 84th and Highway 2, and has the following comments:

"Sanitary Sewer - The following comments need to be addressed.

(1.1) Public Works approves the requested waiver of design standards to construct sanitary sewer opposite street grades provided that maximum and minimum depths are not exceeded.

(1.2) Information needs to be provided on the plans showing how Lots 16-20 in Block 2 will be served.

(1.3) The submittal letter indicates that the City will agree to use condemnation powers to acquire necessary easements for offsite sewer lines. This is not a staff decision to make and would be left to the City Council to decide. Condemnation will be supported by Public Works only if it is determined that no other alignment is satisfactory. No lots should be final platted until the necessary easements for the sewer required to serve the lots are in place either through private agreement or condemnation.

"Water Main - The following comments need to be addressed.

(2.1) The 12" water line to the north across Highway 2 will need to be constructed prior to the final platting of any lots within the area designated as Phase 4 and Phase 5 on the currently submitted plans.

(2.2) Information needs to be provided on the plans showing how Lots 16-20 in Block 2 will be served.

"Grading/Drainage - The following comments need to be addressed.

(3.1) The drainage report indicates that the proposed conditions increase storm runoff from the existing conditions for the sub-area designated D1 on the west side of the plat. This does not meet design standards and revisions to the grading and drainage plan need to be made to limit the flow to pre-development conditions. Also, the existing conditions show that this area currently sheet drains onto private property to the west. The proposed drainage plan shows constructing a storm sewer outlet at this location. The proposed storm sewer will concentrate the flow at one discharge point. Similar situations have caused drainage issues for property owners down stream of various new developments in other parts of the city. Information needs to be provided with this plat showing how this development will mitigate the effects of

concentrating a previously sheet flow area into a single discharge point.

□(3.2) □Additional detail is required for the storm sewer outlet shown at the south end of South 79th Street as it exits the plat. It does not appear that the public storm sewer shown can be constructed with out grading on private property. The required grading for the storm sewer needs to be shown. If grading on private property will be required, information needs to be provided showing that this developer has permission to do such grading prior to the approval of this plat.

"□Streets/Paving - The following comments need to be addressed.

□(4.1) □Public Works approves the requested waiver of design standards for permanent turnaround geometry.

□(4.2) □Section 26.23.080 of the Subdivision Ordinance states that a maximum of 40 units are allowed on a permanent dead end street. The town home area, although looped internally, has only one street connection into or out of the area creating the equivalent of a permanent dead end street with 84 units. This submittal more than doubles the number of units allowed by the ordinance. A waiver to the ordinance will need to be requested and justified. Public Works would not support this waiver as there appears to be no physical reason a second access could not be provided.

□(4.3) □The right in and right out street connection at Renatta Drive and South 84th Street does not appear to be required for this development. There will ultimately be three other connections in and out of this development. If the right in right out connection to 84th Street is to be allowed, this developer will be responsible for the 200' right turn lane in 84th Street as this is intersection is not close to the quarter mile spacing.
□
□(4.4)□If the connection at Renatta and 84th Street is allowed, the alignment for Renatta needs to be revised. The horizontal curve near the intersection does not meet design standards for required tangent length and will need to be revised accordingly.

□(4.5) □The intersection of Renatta Drive and 80th Street does not meet design standards for intersection platform grade. Revisions to the profile will need to be made accordingly.

□(4.6) □This submittal indicates that the portion of the Portche Lane that currently connects to the north side of this property is to be vacated and a new public street connection is to be made via 79th Street just to the west. The properties involved in these proposed changes need to be included in this plat and all public utilities and paving with associated grading need to be shown on the plans. If these properties are not to be included in the plat, the vacation of the portion of Portche Lane and right-of-way dedication for 79th Street need to completed prior to the approval of this plat. Otherwise a street connection from this plat needs to be shown to the existing Portche Lane.

□(4.7) □Public Works does not approve the creation of the 5' outlot separating Renatta Drive from the property to the south. The street should be relocated such that the south right-of-way line matches the south property line giving the property access to the public street. The submittal letter states that there is insufficient separation from an existing house to the south to the property line to place future lots along Renatta Drive. The plat shows 140' separation from the house to the property line which would allow 30' yard for the house and 110' lots along Renatta Drive.

□(4.8) □Information needs to be provided showing which surrounding streets are proposed to be improved with this plat. The information can be shown on the phasing plan.

□(4.9) □The required public street paving and associated grading need to be shown for Lots 16-20 in Block 2.

General - The information shown on the preliminary plat relating to the public water

main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Status of Review: Active

Reviewed By Public Works - Long Range Planning ANY

Comments:

Status of Review: Active

Reviewed By Public Works - Watershed Management ANY

Comments:

Status of Review: Active

Reviewed By Rural Fire District ANY

Comments:

Status of Review: Complete

Reviewed By School District BRIAN WILL

Comments:

Status of Review: Complete

Reviewed By US Post Office BRIAN WILL

Comments:

Review Comments for
Application #: AN06001

GRAND TERRACE

Comments as of: Wednesday, March 01, 2006

Status of Review: Denied 01/23/2006 2:05:33 PM

Reviewed By 911 ANY

Comments: General concensus the following proposed street names are to similar to EXISTING; Carmelle vs CARDWELL, Tuscany to TUSCAN and Snoma to SANORA. Most strongly recommend alternate names be selected.

Status of Review: Complete

Reviewed By Alltel NCSBJW

Comments:

Status of Review: Complete

Reviewed By Building & Safety NCSBJW

Comments:

Status of Review: Approved 01/06/2006 3:12:07 PM

Reviewed By Building & Safety BOB FIEDLER

Comments: approved

Status of Review: Complete

Reviewed By County Attorney NCSBJW

Comments:

Status of Review: Approved 01/17/2006 4:11:33 PM

Reviewed By Fire Department ANY

Comments: Upon review of the plan, we have no issue with the accessiblity or the fire hydrant layout in the plan. The only concern is the lack of fire facilities in the area which greatly increases our response time in the case of any emergency. We are not able to provide the fast response times that our citizens have grown to expect.

Status of Review: Approved 01/11/2006 1:05:24 PM

Reviewed By Health Department ANY

Comments: INTER-OFFICE COMMUNICATION

□□ TO:□Brian Will□□□DATE:□□January 11, 2006

DEPARTMENT:□Planning□□□FROM:□□Chris Schroeder
□□□□□□ □□□□
□ATTENTION:□□□□ □DEPARTMENT:□Health

CARBONS TO:□EH File□□□SUBJECT:□□Grand Terrace□
□□□EH Administration□□□□SP #06001 CZ #06001
□□□□□□□□□Annex #06001

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

□According to the LLCHD's Geographic Information System (GIS) records, a twelve inch high pressure underground natural gas pipeline is located along the eastern edge of this proposed development. See the attached GIS map for the location of this underground pipeline. The LLCHD calculated a hazard area of approximately 221 feet on each side for this pipeline using the hazard area equation from report entitled, "A Model for Sizing High Consequence Areas Associated with Natural Gas Pipelines" prepared by Mark J. Stephens from C-FER Technologies. A hazard area or high consequence area is defined as the area within which the extent of property damage and the chance of serious or fatal injury would be expected to be significant in the event of a worst case scenario rupture failure.

□At this time, there are no current regulations that prohibit the location of occupied buildings within hazard areas. However, the LLCHD strongly recommends that occupied dwellings or buildings not be located within projected hazard areas. At the very least, LLCHD recommends that future owners and/or lessees of dwellings or buildings located within the projected hazard area, be advised of the natural gas pipeline's location.

□The proposed development is located within the Pine Lake and Country Meadows Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/ fertilizers and ensuring the proper the storage of chemicals and/or fuels.

□All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

□During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Status of Review: Complete

Reviewed By Law Department NCSBJW

Comments:

Status of Review: Approved

Reviewed By Lincoln Electric System JIM HENNESSY

Comments:

Status of Review: Active

Reviewed By Lincoln Police Department DON SCHEINOST

Comments:

Status of Review: Approved 01/10/2006 4:54:07 PM

Reviewed By Parks & Recreation ANY

Comments: Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and will approve with the following conditions:

1.If outlot F, as identified as a Pocket Park - will be a private park due to its inaccessibility to the neighborhood.

2. Approximately 1.4 acres of neighborhood parkland is required for the development, per the Subdivision Code. Please consider lots 12 and 13, block 7 or lots 14 and 15, block 7 as potential park sites.

3. All outlot areas to be maintained by the developer and/or future homeowners association.

4. Scotch Pine is not an approved street tree or screening species due to its susceptibility to blight & other diseases. Please use Colorado Green Spruce, Colorado Blue Spruce, Concolor Fir or Black Hills Spruce as a replacement.

5. All inner connective walkways and pathways are the responsibility of the developer and/or homeowners association.

6. The potential park site needs to be accessible by the townhomes. It is the responsibility of the developer to provide access to the potential park.

Status of Review: Complete

Reviewed By Planning Department COUNTER

Comments:

Status of Review: Complete

Reviewed By Planning Department COUNTER

Comments:

Status of Review: Active

Reviewed By Planning Department BRIAN WILL

Comments:

Status of Review: Complete

Reviewed By Planning Department RAY HILL

Comments:

Status of Review: Complete

Reviewed By Public Utilities - Wastewater NCSBJW

Comments:

Status of Review: Active

Reviewed By Public Works ANY

Comments: